

# HOUSTON PLANNING COMMISSION

## AGENDA

THURSDAY, JANUARY 5, 2023  
2:30 PM



IN-PERSON MEETING LOCATION: COUNCIL CHAMBER, CITY HALL  
ANNEX OR

VIRTUAL MEETING Via: [Join the Meeting via this link](#)

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SUBMIT WRITTEN COMMENTS OR SIGN UP TO SPEAK AT:

[speakercomments.pc@houstontx.gov](https://speakercomments.pc@houstontx.gov)

MAKE COMMENTS BY PHONE AT: 832-393-6624  
(24 HOURS IN ADVANCE)

# PLANNING COMMISSION MEMBERS



Martha L. Stein, *Chair*  
M. Sonny Garza, *Vice Chair*  
Susan Alleman  
Bill Baldwin  
Lisa Clark  
Rodney Heisch  
Daimian Hines  
Randall L. Jones  
Lydia Mares  
Paul R. Nelson  
Linda Porras-Pirtle  
Kevin S. Robins  
Ian Rosenberg  
Megan R. Sigler  
Zafar "Zaf" Tahir  
Meera D. Victor

The Honorable KP George  
*Fort Bend County*  
The Honorable Lina Hidalgo  
*Harris County*  
Commissioner James Noack  
*Montgomery County*

## **ALTERNATE MEMBERS**

J. Stacy Slawinski, P.E.  
Maggie Dalton  
*Fort Bend County*  
Loyd Smith, P.E.  
*Harris County*  
Scott Cain  
*Montgomery County*

## **EX- OFFICIO MEMBERS**

Carol Lewis, Ph.D.  
Carol Haddock, P.E.  
Yuhayna H. Mahmud, AICP  
Tina Petersen, Ph.D., P.E.

## **SECRETARY**

Margaret Wallace Brown

## Meeting Policies and Regulations

### Order of Agenda

The Planning Commission may alter the order of the agenda to consider special requests and variances first, followed by replats requiring a public hearing second and consent agenda last. Any contested consent item will be moved to the end of the consent agenda.

### Public Participation

The public is encouraged to take an active interest in matters that come before the Planning Commission. Anyone wishing to speak before the Commission may do so. The Commission has adopted the following procedural rules on public participation for virtual meetings:

1. Anyone wishing to speak before the Commission should sign up to speak via phone 832-393-6624 or email [Speakercomments.pc@houstontx.gov](mailto:Speakercomments.pc@houstontx.gov), 24 hours in advance.
2. If the speaker wishes to discuss a specific item on the agenda of the Commission, it should be noted in the email or when the speaker calls.
3. All comments submitted 24 hours in advance in writing will be made part of the agenda under- public comments.
4. Keep your phone or computer on "MUTE" unless identified by the Chair to speak. When your name is called, unmute your phone by pressing your mute button or \*6, or unmute your computer. State your name, spell your last name, and make your comments. When you are done, please mute yourself.
5. If the speaker wishes to discuss any subject not otherwise on the agenda, time will be allocated or allotted after all agenda items have been processed and "public comments" are taken.
6. For each item, the applicant is given first opportunity to speak and is allowed two minutes for an opening presentation. The applicant is also allowed a rebuttal after all speakers have been heard; two additional minutes will be allowed.
5. Speakers will be allowed two minutes each for specially called hearing items, replats with notice, variances, and special exceptions.
6. Speakers will be allowed 1 minute each for all consent agenda items.
7. If a speaker has a translator (foreign language or sign language), that individual will be given twice the amount of time.
8. When an item has been deferred to a future agenda, speakers will be allowed to speak again when the item appears on the next agenda, but will be limited to one minute.

9. Time limits will not apply to elected officials.

10. No speaker is permitted to accumulate speaking time from another person.

11. Time devoted to answering any questions from the Commission is not charged against allotted speaking time.

12. The Commission reserves the right to limit speakers if it is the Commission's judgment that an issue has been sufficiently discussed and additional speakers are repetitive.

13. The Commission reserves the right to stop speakers who are unruly or abusive.

### Limitations on the Authority of the Planning Commission

By law, the Commission is required to approve subdivision and development plats that meet the requirements of Chapter 42 of the Code of Ordinances of the City of Houston and related regulations. The Commission cannot exercise discretion nor can it set conditions on plats meeting all requirements. If the Commission does not act on a Sec. I Platting Activity A-F and K. Consent Agenda item within 30 days, the item is deemed approved. The Commission's authority on platting does not extend to land use. The Commission cannot disapprove a plat because of objections to the use of the property. All plats approved by the Commission are subject to compliance with applicable requirements of other departments and public agencies, e.g., water, sewer, drainage, or utilities.

### Contacting the Planning Commission

Should you have materials or information that you would like for the Planning Commission members to have pertaining to a particular item on their agenda, contact staff at 832-393-6600. Staff can either incorporate materials within the Agenda packets, or can forward or distribute at the meeting.

### Contacting the Planning Department

The Planning and Development Department is located at 611 Walker Street on the Sixth Floor. Code Enforcement is located at 1002 Washington Street.

Mailing address is:

P.O. Box 1562

Houston, Texas 77251-1562

Website is [www.houstonplanning.com](http://www.houstonplanning.com)

E-mail us at:

Planning and Development

[Anna.Sedillo@houstontx.gov](mailto:Anna.Sedillo@houstontx.gov)

Plat Tracker Home Page:

[www.HoustonPlatTracker.org](http://www.HoustonPlatTracker.org)



## PLANNING & DEVELOPMENT DEPARTMENT

[www.HoustonPlanning.com](http://www.HoustonPlanning.com) or (832) 393-6600

# SPEAKER GUIDELINES

WELCOME to a meeting of the City's Planning and Development Department. Your input is valued. Commissioners take action according to established standards; see rules or policies for details. Staff is available to help orient you on meeting procedures. **For the City's I SPEAK language line, including traducción en Español, call (832) 393-3000.**

**Virtual Electronic Meeting Rules:** See adjustments for remote meeting participation on our web pages at [www.houstonplanning.com](http://www.houstonplanning.com). Call 832-393-6624 for details or email comments to: [Speakercomments.pc@houstontx.gov](mailto:Speakercomments.pc@houstontx.gov). The Chair may also choose to recognize speakers during the meeting.

**Physical Meeting Rules:** Submit a SPEAKER FORM to be recognized as a speaker. Turn in the completed, legible form to the staff near the front desk, normally before the item is called for consideration. Organized groups may submit forms in a desired speaker sequence to staff. However, the Chair may take items out of order.

One recognized speaker at the podium at a time. As your name is called, move to the podium to speak, or announce from your seat if you wish to decline. Any handouts can be provided to staff near the podium, for distribution while you begin speaking. Speaker's time cannot be allocated to another person. Speaker's times are normally 1-2 minutes or as otherwise identified.

At the podium, state your name for the record. Ideally, also state your position on the item, and then deliver your comments. A bell is rung if the allowed speaking time is exceeded. There may also be questions for you, from the Chair or recognized Commissioners, before you return to your seat. No audible expressions from the audience, including no applause, boos, or verbal outbursts.

Speakers with general comments can sign up to speak during the public comment section of the agenda. Turn in visitor badges at the building's check stations at departure.

**Commission or Group:**

## SPEAKER SIGN IN FORM

DATE: \_\_\_\_\_

AGENDA ITEM NUMBER \_\_\_\_\_

AGENDA ITEM NAME \_\_\_\_\_

YOUR NAME (Speaker) \_\_\_\_\_

Telephone or email (Optional) \_\_\_\_\_

Do you have handouts or items to be distributed during your comments? \_\_\_\_\_ (Check if Yes)

Your position or comments: ☐ Applicant ☐ Supportive ☐ Opposed ☐ Undecided



The Houston Planning Commission will conduct this meeting both in-person and virtual via Microsoft Teams. The Commission will have the option of participating by videoconference using Microsoft Teams in accordance with the provision of Section 551.127 of the Texas Government Code that have not been suspended by order of the Governor. This platform will allow for two-way video/audio communication with the members of the Houston Planning Commission who choose to attend virtually.

To join the January 5, 2023 Houston Planning Commission please see the following options:

- In-person meeting at: 900 Bagby Street, City Council Chamber, Public Level, Houston, Texas
- Microsoft Teams by installing the Microsoft Teams app; or  
Web Browser: <https://bit.ly/3l1wC9n>; or
- Phone: [+1 936-755-1521](tel:+19367551521) Conference ID: 895 207 144#

**Visit website (<https://plattracker.houstontx.gov/edrc/Login.aspx>) for agenda details.**

This online document is preliminary. It may not contain all the relevant materials and information that the Planning Commission will consider at its meeting. The official agenda is posted at City Hall 72 hours prior to the Planning Commission meeting. Final detailed packets are available online at the time of the Planning Commission meeting.

## **Houston Planning Commission**

### **AGENDA**

**January 5, 2023 2:30 p.m.**

#### **Call to Order**

##### **Director's Report**

##### **Approval of the December 15, 2022 Planning Commission Meeting Minutes**

#### **I. Platting Activity (Subdivision and Development plats)**

- Consent Subdivision Plats (Arum Lee)
- Replats (Arum Lee)
- Replats requiring Public Hearings with Notification (Dorianne Powe-Phlegm, Arum Lee, Geoff Butler, and John Cedillo)
- Subdivision Plats with Variance Requests (Aracely Rodriguez, Geoff Butler, John Cedillo and Tammi Williamson)
- Subdivision Plats with Special Exception Requests
- Reconsiderations of Requirement (Geoff Butler and Tammi Williamson)
- Extensions of Approval (Petra Hsia)
- Name Changes (Petra Hsia)
- Certificates of Compliance (Petra Hsia)
- Administrative
- Development Plats with Variance Requests

#### **II. Establish a public hearing date of February 2, 2023**

- Crestview Villas
- Foster Place partial replat no 34
- Lyons Court
- Pardee Estates
- Sterlingshire Estates
- West Clay Green

#### **III. Consideration of an Off-Street Parking Variance at 2101 N Shepherd Drive (Jacqueline Brown)**

#### **IV. Public Hearing and Consideration of a Special Minimum Lot Size Block Renewal for the 1300 block of Edwards Street, south side – MLS 15REN (Abraham Zorrilla)**

#### **V. Public Hearing and Consideration of a Special Minimum Lot Size Block for the 5300 Block of Calhoun Road, west side – MLS 823 (Abraham Zorrilla)**

#### **VI. Public Hearing and Consideration of a Special Minimum Building line Block for the 5300 Block of Calhoun Road, west side – MBL 262 (Abraham Zorrilla)**

#### **VII. Public Comment**

#### **VIII. Excuse the absences of Commissioner Hines**

#### **IX. Adjournment**

## **Minutes of the Houston Planning Commission**

**December 15, 2022**

Meeting held in Council Chambers, Public Level, City Hall Annex,  
with telephonic/video conference via Microsoft Teams <https://bit.ly/3FEHQ22>  
or 936-755-1521, conference ID 414 556 887#  
2:30 p.m.

### **CALL TO ORDER**

Chair Martha L. Stein called the meeting to order at 2:30 p.m. with a roll call and a quorum present.

Martha L. Stein, Chair	Present
M. Sonny Garza, Vice Chair	Present
David Abraham	Present at 2:45 p.m. during item 130 and left at 4:44 p.m. after item III
Susan Alleman	Present
Bill Baldwin	Present
Lisa Clark	Absent
Rodney Heisch	Present
Daimian S. Hines	Absent
Randall L. Jones	Present
Lydia Mares	Present
Paul R. Nelson	Absent
Linda Porras-Pirtle	Present
Kevin Robins	Present
Ian Rosenberg	Absent
Megan R. Sigler	Present
Zafar Tahir	Present at 3:18 p.m. during item 136
Meera D. Victor	Present
Scott Cain for	Absent
Commissioner James Noack	
Maggie Dalton for	Absent
The Honorable KP George	
Lloyd Smith for	Present
The Honorable Lina Hidalgo	

### **Ex Officio Members**

Carol Lewis  
Carol Haddock  
Yuhayna H. Mahmud  
Tina Petersen

### **Executive Secretary**

Margaret Wallace Brown, Director, Planning and Development Department – Present

### **CHAIR'S REPORT**

Chair Martha L. Stein, Chair reported on meeting procedures.

### **DIRECTOR'S REPORT**

Margaret Wallace Brown, Director, Planning and Development Department, gave a report.

## **APPROVAL OF THE DECEMBER 1, 2022 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the December 1, 2022 Planning Commission meeting minutes.

Motion: **Garza**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

### **I. PLATTING ACTIVITY (Consent and Replat items A and B, 1-128)**

Items removed for separate consideration: 3, 4, 5, 6, 12, 13, 14, 15, 16, 18, 30, 36, 37, 38, 39, 61, 91, and 117

Staff recommendation: Approve staff's recommendations for items **1-128**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1-128**, subject to the CPC 101 form conditions, except items removed for separate consideration.

Motion: **Baldwin**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

Staff recommendation: Approve staff's recommendation for items **3, 4, 5, 6, 12, 13, 14, 15, 16, 18, 30, 36, 37, 38, 39, 61, 91, and 117** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **3, 4, 5, 6, 12, 13, 14, 15, 16, 18, 30, 36, 37, 38, 39, 61, 91, and 117** subject to the CPC 101 form conditions.

Motion: **Alleman**

Second: **Victor**

Vote: **Carried**

Abstaining: **Heisch  
and Sigler**

### **C PUBLIC HEARINGS REQUIRING NOTIFICATION**

#### **129 Blalock Square**

**C3N**

**Approve**

Staff recommendation: Approve the plat subject to the CPC 101 form conditions.

Commission action: Approved the plat subject to the CPC 101 form conditions.

Motion: **Heisch**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

#### **130 Elberta Villa**

**C3N**

**Defer**

Staff recommendation: Defer the application per further deed restriction review.

Commission action: Deferred the application per further deed restriction review.

Motion: **Baldwin**

Second: **Porras-Pirtle**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Berniece Davis – opposed

#### **131 Estates at Randolph Street**

**C3N**

**Approve**

Staff recommendation: Approve the plat subject to the CPC 101 form conditions.

Commission action: Approved the plat subject to the CPC 101 form conditions.

Motion: **Sigler**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

#### **132 Foster Crossing**

**C3N**

**Approve**

Staff recommendation: Approve the plat subject to the CPC 101 form conditions.

Commission action: Approved the plat subject to the CPC 101 form conditions.

Motion: **Baldwin**

Second: **Porras-Pirtle**

Vote: **Unanimous**

Abstaining: **None**

#### **133 George Heights replat no 1**

**C3N**

**Defer**

Staff recommendation: Defer the application per Chapter 42 planning standards.

Commission action: Deferred the application per Chapter 42 planning standards.

Motion: **Abraham**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

Speakers: Rosalinda Heights – supportive; Ghaly Ahmet, Houston Public Works

**134 Gulick Place C3N Approve**  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Approved the plat subject to the CPC 101 form conditions.  
Motion: **Mares** Second: **Garza** Vote: **Unanimous** Abstaining: **None**  
Speakers: Pat Klinkerman, Patricia Rocha – opposed

**135 Hyde Park Main Addition partial replat no 3 C3N Approve**  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Approved the plat subject to the CPC 101 form conditions.  
Motion: **Heisch** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

**136 Lakeview Retreat Sec 1 partial replat no 1 C3N Defer**  
Staff recommendation: Defer the application for additional information.  
Commission action: Deferred the application for additional information.  
Motion: **Sigler** Second: **Mares** Vote: **Unanimous** Abstaining: **None**  
Speaker: Corina Qaisar – opposed; Jennifer Curtis, supportive – applicant

**137 Langham Creek Colony Sec 2 C3N Approve**  
**partial replat no 4**  
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.  
Motion: **Garza** Second: **Smith** Vote: **Unanimous** Abstaining: **None**  
Speaker: Fred Mathis, Harris County Engineers Office

**138 Oak Forest Sec 1 partial replat no 5 C3N Defer**  
Staff recommendation: Defer the application for additional information.  
Commission action: Deferred the application for additional information.  
Motion: **Abraham** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

**139 Reed Terrace partial replat no 4 C3N Approve**  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Approved the plat subject to the CPC 101 form conditions.  
Motion: **Jones** Second: **Victor** Vote: **Unanimous** Abstaining: **None**

**140 Weyburn Estates C3N Withdraw**

## **D VARIANCES**

**141 Cypress Trails at Bauer Landing GP GP Approve**  
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.  
Motion: **Alleman** Second: **Robins** Vote: **Unanimous** Abstaining: **None**

**142 Janisch Street Development C2R Defer**  
Staff recommendation: Defer the application for further study and review.  
Commission action: Deferred the application for further study and review.  
Motion: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**  
Speaker: Virginia Ellis – supportive

**143 McClain Manufacturing C2R Approve**  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Approved the plat subject to the CPC 101 form conditions.  
Motion: **Sigler** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**144 Powell Court C3P Approve**  
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.  
Motion: **Jones** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

**145 Residences at 1934 West Gray C2R Withdraw**

**146 Shoppes at Shepherd C2R Defer**  
Staff recommendation: Defer the application for further study and review.  
Commission action: Deferred the application for further study and review.  
Motion: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**  
Speaker: Ceil Price, Mary Hollis, Virginia Ellis – opposed

**E SPECIAL EXCEPTIONS  
NONE**

**F RECONSIDERATION OF REQUIREMENTS**

**147 Blake Vista C2R Approve**  
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.  
Motion: **Jones** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**

Items G, H and I were taken together.

**G EXTENSIONS OF APPROVAL**

<b>148</b>	<b>Amira Sec 22</b>	<b>EOA</b>	<b>Approve</b>
<b>149</b>	<b>Amira Sec 23</b>	<b>EOA</b>	<b>Approve</b>
<b>150</b>	<b>Amira Sec 24</b>	<b>EOA</b>	<b>Approve</b>
<b>151</b>	<b>Avalon at Cypress West Sec 1</b>	<b>EOA</b>	<b>Approve</b>
<b>152</b>	<b>Avalon Landing Lane Street Dedication Sec 1</b>	<b>EOA</b>	<b>Approve</b>
<b>153</b>	<b>Commons at Cypress Lakes</b>	<b>EOA</b>	<b>Approve</b>
<b>154</b>	<b>Cypress Green School Reserve</b>	<b>EOA</b>	<b>Approve</b>
<b>155</b>	<b>Doka Tomball</b>	<b>EOA</b>	<b>Approve</b>
<b>156</b>	<b>Enclave at Lexington Woods</b>	<b>EOA</b>	<b>Approve</b>
<b>157</b>	<b>Everstead at Windrose</b>	<b>EOA</b>	<b>Approve</b>
<b>158</b>	<b>Generation Park West Sec 8</b>	<b>EOA</b>	<b>Approve</b>
<b>159</b>	<b>Invision Business Center</b>	<b>EOA</b>	<b>Approve</b>
<b>160</b>	<b>Invision Commerce Park</b>	<b>EOA</b>	<b>Approve</b>
<b>161</b>	<b>Mueschke Road and Mound Road</b>	<b>EOA</b>	<b>Approve</b>

	<b>Street Dedication</b>		
162	<b>Peachtree Court</b>	<b>EOA</b>	<b>Approve</b>
163	<b>Queenston Business Center</b>	<b>EOA</b>	<b>Approve</b>
164	<b>Shops at Bauer Landing</b>	<b>EOA</b>	<b>Approve</b>
165	<b>Squirrel Oaks</b>	<b>EOA</b>	<b>Approve</b>
166	<b>TDL Golden Investment Inc Development</b>	<b>EOA</b>	<b>Approve</b>
167	<b>Willow Creek Manors</b>	<b>EOA</b>	<b>Approve</b>

## **H NAME CHANGES**

168	<b>Tomball Parkway Center South (prev. Tomball Parkway Center)</b>	<b>NC</b>	<b>Approve</b>
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## **I CERTIFICATES OF COMPLIANCE**

169	<b>25144 Twin Oaks Drive</b>	<b>COC</b>	<b>Approve</b>
170	<b>22061 Russell Drive</b>	<b>COC</b>	<b>Approve</b>
171	<b>22715, 22728, 22736, 22743, 22787 Maple Street</b>	<b>COC</b>	<b>Approve</b>
172	<b>27524 Saddle Rock Lane</b>	<b>COC</b>	<b>Approve</b>
173	<b>21412 Dunn Street</b>	<b>COC</b>	<b>Approve</b>

Staff recommendation: Approve staff's recommendation for items 148-173.

Commission Action: Approved staff's recommendation for items 148-173.

Motion: **Victor**

Second: **Porras-Pirtle**

Vote: **Carried**

Abstaining: **Heisch  
151, 152, and 161  
Sigler 148, 149, and  
150**

## **J ADMINISTRATIVE NONE**

## **K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

173	<b>9303 Firnat Street</b>	<b>DPV</b>	<b>Approve</b>
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Staff recommendation: Grant the requested variance(s) and approve the development plat subject to staff report.

Commission action: Granted the requested variance(s) and approved the development plat subject to staff report.

Motion: **Heisch**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

174	<b>3581 Merrick Street</b>	<b>DPV</b>	<b>Approve</b>
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Staff recommendation: Grant the requested variance and approve the plat subject to staff report.

Commission action: Granted the requested variance and approved the plat subject to staff report.

Motion: **Mares**

Second: **Sigler**

Vote: **Unanimous**

Abstaining: **None**

175	<b>1114 Stude Street</b>	<b>DPV</b>	<b>Withdraw</b>
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## **II. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 19, 2023**

- a.** Bringham Noble Majestic
- b.** Eastwood Manor
- c.** Hazard Place
- d.** Houston Gateway Academy
- e.** Kashmere Estates
- f.** Mahsa Amnini
- g.** Mission Green North partial replat no 3 and extension
- h.** Riverside Terrace Sec 6 partial replat no 5
- i.** Talina Way Estates
- j.** Three Pillars Townhomes
- k.** Timber Lakes Fire Station
- l.** West 12<sup>th</sup> Street Manors
- m.** White Oak Crossing Sec 5 partial replat no 1

Staff recommendation: Establish a public hearing date of January 19, 2023, for item II a-m.

Commission action: Established a public hearing date of January 19, 2023, for item II a-m.

Motion: **Porras-Pirtle** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

## **III. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK RENEWAL FOR THE 1300 BLOCK OF EDWARDS STREET, SOUTH SIDE – MLS 15REN**

Staff recommendation: Approve the consideration of a special minimum lot size block renewal application for the 1300 block of Edwards Street, south side – MLS 15REN and forward to City Council.

Commission action: Deferred the application.

Motion: **Baldwin** Second: **Robins** Vote: **Carried** Opposed: **Mares, Heisch, Sigler, Garza, and Alleman**

Speakers: Gilbert Chavez – opposed; Gregory Nassar – supportive

## **IV. PUBLIC COMMENT**

Bridgett Jensen commented about item 145.

## **ADJOURNMENT**

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:48 p.m.

Motion: **Smith** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

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**Martha L. Stein, Chair**

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**Margaret Wallace Brown, Secretary**

Item		App	
No.	Subdivision Plat Name	Type	Deferral
A-Consent			
1	Alta Sunset Heights	C2	DEF1
2	Amira GP	GP	
3	Anniston Sec 6	C3F	DEF1
4	Arzak	C2	
5	Atascocita Industrial Park	C2	
6	Bauer Hockley Road Street Dedication Sec 1	C3P	
7	Blake Vista	C3F	
8	Bleu Riviera Drive Street Dedication Sec 1	C3F	DEF1
9	Breckenridge Forest North Sec 4	C3F	
10	Bridgeland Creekland Village Drive Street Dedication Sec 2	SP	
11	Bridgeland Creekland Village Sec 8	C3F	DEF1
12	Bridgeland Creekland Village Sec 9	C3F	DEF1
13	Bridgeland Prairie Refuge Crossing Reserve	C3F	DEF1
14	Cervenka Landing	C2	
15	Colonial Heights	C3F	DEF1
16	Crossing at Cypress Lakes GP	GP	DEF1
17	Cypress Rosehill CW	C2	
18	Cypress Trails at Bauer Landing Sec 1	C3P	
19	Deroloc Addition partial replat no 2	C3F	DEF1
20	Escatta	C3F	
21	Estates at Randolph Street	C3F	
22	Foster Crossing	C3F	
23	Genoa Red Bluff Crossing	C2	
24	Gulfbelt Logistics Park Sec 3	C2	
25	Hamilton Industrial Park	C3P	DEF1
26	Harvest Bounty Drive Street Dedication Sec 1	SP	
27	Harvest Home Drive Street Dedication Sec 4	SP	
28	Highland Gardens replat no 1	C3F	
29	Hyde Park Main Addition partial replat no 3	C3F	
30	Jackson Village	C3F	
31	Lakes at Creekside Sec 14	C3F	
32	Langham Creek Colony Sec 2 partial replat no 3	C3F	
33	Magnolia Village	C3F	
34	Memorial Green Sec 2 replat and extension partial replat no 3	C3F	
35	Mount Houston Self Storage	C2	
36	New Caney RV Park	C2	
37	Oaks at Breen Reserve	C2	
38	Olympia Falls Sec 5	C3P	
39	Om Shiva	C2	
40	Park at Pinemont	C3F	
41	Redbud Sec 1	C3P	
42	Redbud Sec 2	C3P	



**Platting Summary****Houston Planning Commission****PC Date: January 05, 2023**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
43	Reed Terrace partial replat no 4	C3F	
44	Rothwood Boat and RV Storage	C2	
45	Saint Tropez Sec 1	C3F	DEF1
46	Saint Tropez Sec 2	C3F	DEF1
47	Saint Tropez Sec 3	C3F	DEF1
48	Springwoods Village Parkway Street Dedication Sec 7	SP	DEF1
49	Summer Street Reserve East	C2	DEF1
50	Summer Street Reserve West	C2	DEF1
51	Swift Eastmount	C2	
52	Tejal and Jessica LLC at Kuykendahl	C2	DEF1
53	Telephone Road Development	C2	
54	Terravista Lakes Reserves	C2	DEF1
55	Texcon Longenbaugh	C2	DEF1
56	Thornton Estates	C3F	DEF1
57	Towne Lake Sec 63 partial replat no 1	C3F	
58	Tropez Village Drive Street Dedication and Reserves	C3F	DEF1
59	Villas on Stearns	C3F	DEF1
60	Wayside Village Sec 13	C3F	
61	West Little York Road at Grand Parkway Street Dedication Sec 1	C3F	DEF1
62	Willow Business Park	C2	

**B-Replats**

63	Addicks Clodine Residency	C2R	
64	Alabama Shepherd Square	C2R	
65	Alanis Estate	C2R	DEF1
66	Aldine ISD WW Thorne Stadium Complex	C2R	
67	Allison Park Sec 8	C3R	DEF1
68	Allwood Estates	C2R	
69	Anderson Lake Sec 3	C3R	
70	AZ Homes W 17th Street Development	C2R	
71	Bridgeland Creek Parkway Street Dedication Sec 9	SP	
72	Bridgeland Prairieland Crossing Street Dedication Sec 2	SP	
73	Bridgeland Prairieland Private School Reserve	C2R	
74	Center for Pursuit North	C2R	DEF1
75	Charlesmont Manor	C2R	DEF1
76	Charlesmont Estates	C2R	DEF1
77	Drillsoft	C2R	
78	Estates at Ethan Hollow	C3R	
79	Exeter Estates	C2R	
80	Foxton Estates	C3R	
81	Greenville Estates	C3R	
82	Hacienda Hernandez	C2R	
83	Harkness Estates	C2R	DEF1
84	Hawthorne Hills	C2R	

**Platting Summary****Houston Planning Commission****PC Date: January 05, 2023**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
85	Highland Acres At Dyer	C2R	
86	Hike and Bike Collective	C2R	
87	Hollins Place	C2R	
88	Howell Sugarland LLC	C2R	
89	Infinity	C2R	DEF1
90	Jacquelyn Homes	C3R	
91	Katy Islamic Center replat no 2 and extension	C2R	
92	Kingwood Professional Reserve D partial replat no 1 and extension	C2R	
93	Lidstone Estate	C2R	
94	Page Wood Estates	C2R	
95	Paul Quinn Townhomes	C2R	
96	Pederson Plaza	C2R	
97	PHHN and Associates LLC	C2R	DEF1
98	Plaza Estates at Ellington	C2R	DEF1
99	Plaza Estates at Fuqua	C2R	DEF1
100	Plaza Estates at Waco	C2R	
101	Presidents Park E	C2R	
102	Rami Estates	C2R	
103	Retreat at 24th Street	C2R	
104	Rutland Estate	C2R	DEF1
105	Sandra Court	C2R	
106	Silver Falls By Roberts Homes	C3R	DEF1
107	Stuart Street Villas	C2R	
108	Terry Home Estates	C2R	DEF1
109	Truong Castle	C2R	DEF1
110	United Home Steffani Lane Development	C2R	DEF1
111	Upper Kirby Terraces	C2R	DEF1
112	Vazquez Places	C2R	
113	Views at Hutchins Street	C2R	
114	Wavell McKinley	C2R	DEF1
115	Wavell Rincon	C2R	DEF1

**C-Public Hearings Requiring Notification**

116	Alys Park partial replat no 1	C3N	
117	Candy Estates	C3N	
118	Dolores Villas	C3N	
119	Elberta Villa	C3N	DEF1
120	Elyson Sec 41 replat no 1	C3N	
121	George Heights replat no 1	C3N	DEF1
122	Highland Estates	C3N	
123	Lakeview Retreat Sec 1 partial replat no 1	C3N	DEF1
124	Montgomery County WCID No 1 Lift Station no 3	C3N	
125	Neuen Manor partial replat no 29	C3N	
126	Oak Forest Sec 1 partial replat no 5	C3N	DEF1

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Item No.	Subdivision Plat Name	App	
		Type	Deferral
127	Spring Branch Villa partial replat no 4	C3N	
128	Waterloo Crossing	C3N	
129	Wrenwood partial replat no 5	C3N	

**D-Variances**

130	Carver Landing	C2R	
131	CenterPoint Energy Wallisville Substation no 2	C2	
132	Expedia Towing	C2	
133	Janisch Street Development	C2R	DEF1
134	Shoppes at Shepherd	C2R	DEF1

**E-Special Exceptions**

None

**F-Reconsideration of Requirements**

135	Auburn Lakes	C2R	
136	Urbana Spring	C3P	
137	West Donovan Court	C3R	

**G-Extensions of Approval**

138	Breckenridge East Sec 8	EOA	
139	East Aldine Estates	EOA	
140	Fort Bend County ESD no 7 Station no 52	EOA	
141	Fresno Mart	EOA	
142	Gardens of Troy	EOA	
143	Generation Park West Sec 7	EOA	
144	Harris County MUD No 560 Wastewater Treatment Plant	EOA	
145	Harris County MUD no 560 Water Plant	EOA	
146	Light Haven at District West Sec 1	EOA	
147	Plazas at Inverness Crossing Sec 2	EOA	
148	Replat of Benignus Acres partial replat no 1 and extension	EOA	
149	Reyna Industries	EOA	
150	Villa Greens Sec 1	EOA	

**H-Name Changes**

151	Main Place at Greenbriar Repat No 1 and Extension Partial Repat No 1 and Extension (prev. Main Place at Greenbriar replat no 2 and extension)	NC	
152	Redbud GP (prev. Bauer Hockley Tract GP)	NC	

**I-Certification of Compliance**

153	19730 Laurette Drive	COC	
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Item		App	
No.	Subdivision Plat Name	Type	Deferral

**J-Administrative**

None

**K-Development Plats with Variance Requests**

None

**III. Off-Street Parking Variance**

2101 N Shepherd Drive

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Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company

**A-Consent**

1	Alta Sunset Heights (DEF1)	2022-2890	C2	Harris	City	453T	4.42	4.42	0	SUNSET HEIGHTS APARTMENTS, LP	Terra Associates, Inc.
2	Amira GP	2022-3046	GP	Harris	ETJ	286U	555.30	0.00	0	Johnson Development Services	Meta Planning + Design LLC
3	Anniston Sec 6 (DEF1)	2022-2859	C3F	Harris	ETJ	404N	21.61	0.10	138	FR Beeson, LLC	LJA Engineering, Inc.- (Houston Office)
4	Arzak	2022-3056	C2	Harris	ETJ	289F	5.41	5.41	0	FRI TOMBALL INVESTMENTS	Core
5	Atascocita Industrial Park	2022-3070	C2	Harris	City/ ETJ	376J	21.80	21.80	0	DN 18 RIVERS LLC	RSG Engineering
6	Bauer Hockley Road Street Dedication Sec 1	2022-3053	C3P	Harris	ETJ	325Q	3.50	0.00	0	Taylor Morrison	Meta Planning + Design LLC
7	Blake Vista	2022-3020	C3F	Fort Bend	ETJ	527T	1.00	1.00	0	N/A	replats.com
8	Bleu Riviera Drive Street Dedication Sec 1 (DEF1)	2022-2943	C3F	Harris	ETJ	258Z	4.71	0.00	0	Saint-Tropez Azure, LLC	Quiddity Engineering
9	Breckenridge Forest North Sec 4	2022-3032	C3F	Harris	ETJ	293U	24.11	7.19	71	KB Homes Houston Division	Vogler & Spencer Engineering, Inc.
10	Bridgeland Creekland Village Drive Street Dedication Sec 2	2022-3063	SP	Harris	ETJ	365C	5.41	0.00	0	Bridgeland Development, LP	LJA Engineering, Inc.- (Houston Office)
11	Bridgeland Creekland Village Sec 8 (DEF1)	2022-2884	C3F	Harris	ETJ	365F	26.31	1.83	108	Bridgeland Development, LP	LJA Engineering, Inc.- (Houston Office)
12	Bridgeland Creekland Village Sec 9 (DEF1)	2022-2964	C3F	Harris	ETJ	365B	15.60	2.13	134	Bridgeland Development, LP	LJA Engineering, Inc.- (Houston Office)
13	Bridgeland Prairie Refuge Crossing Reserve (DEF1)	2022-2865	C3F	Harris	ETJ	366T	3.10	3.10	0	Bridgeland Development, LP, a Maryland limited partnership	BGE, Inc.
14	Cervenka Landing	2022-3064	C2	Harris	ETJ	339F	0.78	0.00	1	SLSCO	Cobalt Engineering & Inspections LLC
15	Colonial Heights (DEF1)	2022-2990	C3F	Harris	ETJ	445W	16.48	11.46	94	Heights Colonial, LP; West Harris County Municipal Utility District No 5; Katy Promise joint venture	City Choice Group, LLC
16	Crossing at Cypress Lakes GP (DEF1)	2022-2987	GP	Harris	ETJ	326Z	187.50	0.00	0	MAK Development	Meta Planning + Design LLC
17	Cypress Rosehill CW	2022-2863	C2	Harris	ETJ	327S	1.23	1.23	0	ALJ Lindsey	Windrose
18	Cypress Trails at Bauer Landing Sec 1	2022-3071	C3P	Harris	ETJ	285P	40.23	16.43	131	LGI Homes - Texas, LLC	Pape-Dawson Engineers
19	Deroloc Addition partial replat no 2 (DEF1)	2022-2912	C3F	Harris	City	451H	0.47	0.00	3	ROBRYAN BUILDERS	Dart Land Services LLC

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20	Escatta	2022-2998	C3F	Harris	City	413W	3.77	0.44	53	CAS Consultants, LLC	CAS Consultants, LLC
21	Estates at Randolph Street	2022-3030	C3F	Harris	City	575K	0.52	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
22	Foster Crossing	2022-3031	C3F	Harris	City	533R	0.12	0.00	3	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
23	Genoa Red Bluff Crossing	2022-3038	C2	Harris	City	577Q	34.49	34.49	0	4552 Investments, LP	Total Surveyors, Inc.
24	Gulfbelt Logistics Park Sec 3	2022-3043	C2	Harris	City	576V	9.34	9.34	0	LJA	LJA Engineering, Inc.- (Houston Office)
25	Hamilton Industrial Park (DEF1)	2022-2869	C3P	Harris	ETJ	498K	64.99	61.92	0	Quarters-Sheldon LLC, TC Houston Industrial Development, Inc.	BGE, Inc.
26	Harvest Bounty Drive Street Dedication Sec 1	2022-3033	SP	Fort Bend	ETJ	566G	2.90	0.00	0	Grand Parkway HG 2 LP	LJA Engineering, Inc.- (Houston Office)
27	Harvest Home Drive Street Dedication Sec 4	2022-3034	SP	Fort Bend	ETJ	566G	1.26	0.00	0	Grand Parkway HG 2 LP	LJA Engineering, Inc.- (Houston Office)
28	Highland Gardens replat no 1	2022-3048	C3F	Harris	City	412W	1.91	0.11	35	Legion Builders, LLC	Total Surveyors, Inc.
29	Hyde Park Main Addition partial replat no 3	2022-3021	C3F	Harris	City	492R	0.17	0.00	2	Carol Gibbins	CGES Bailey Planning
30	Jackson Village	2022-3057	C3F	Harris	ETJ	372B	13.29	4.13	57	NORTH VILLAGE INTERESTS, LTD., A TEXAS LIMITED PARTNERSHIP AIRTEX PLAZA INVESTMENT, L.L.C., A TEXAS	EHRA
31	Lakes at Creekside Sec 14	2022-3051	C3F	Harris	ETJ	249Z	1.91	0.12	4	Lakes at Creekside, LLC	LJA Engineering, Inc.- (Houston Office)
32	Langham Creek Colony Sec 2 partial replat no 3	2022-3059	C3F	Harris	ETJ	408S	0.35	0.09	5	RMJ Realty, LLC	Owens Management Systems, LLC
33	Magnolia Village	2022-2910	C3F	Harris	City	297P	2.18	0.17	12	Action Real Property Investment LLC	The Interfield Group
34	Memorial Green Sec 2 replat and extension partial replat no 3	2022-1877	C3F	Harris	City	489M	0.32	0.00	6	Midway Companies	Windrose
35	Mount Houston Self Storage	2022-2746	C2	Harris	ETJ	411K	5.91	5.91	0	Brightwork Development	Pacheco Koch Consulting Engineers, Inc.
36	New Caney RV Park	2022-3062	C2	Montgomery	ETJ	256U	4.91	4.91	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
37	Oaks at Breen Reserve	2022-3006	C2	Harris	ETJ	410G	5.51	5.22	0	Oaks Precision	Miller Survey Group
38	Olympia Falls Sec 5	2022-3039	C3P	Fort Bend	ETJ	610R	13.15	0.57	67	KB Home Lone Star Inc.	LJA Engineering, Inc.- (Houston Office)
39	Om Shiva	2022-3003	C2	Harris	City	571Z	1.79	1.79	0	ANKIT SAROLIYA	MOMENTUM ENGINEERING
40	Park at Pinemont	2022-3049	C3F	Harris	City	451F	2.87	0.23	50	South Post Oak Willow, L.P., a Texas Limited Partnership	City Choice Group, LLC

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41	Redbud Sec 1	2022-3047	C3P	Harris	ETJ	325C	37.70	11.49	143	Taylor Morrison	Meta Planning + Design LLC
42	Redbud Sec 2	2022-3050	C3P	Harris	ETJ	325D	14.60	0.71	61	Taylor Morrison	Meta Planning + Design LLC
43	Reed Terrace partial replat no 4	2022-3028	C3F	Harris	City	533Y	0.30	0.00	3	New Era Development	New Era Development & Land Services
44	Rothwood Boat and RV Storage	2022-3016	C2	Harris	ETJ	291J	5.92	5.92	0	Rothwood Storage Partners, LLC	McKim and Creed
45	Saint Tropez Sec 1 (DEF1)	2022-2968	C3F	Harris	ETJ	258Z	35.84	1.70	177	SAINT-TROPEZ AZURE, LLC	Quiddity Engineering - Katy
46	Saint Tropez Sec 2 (DEF1)	2022-2969	C3F	Harris	ETJ	259W	24.21	1.60	103	Saint -Tropez Azure, LLC	Quiddity Engineering - Katy
47	Saint Tropez Sec 3 (DEF1)	2022-2970	C3F	Harris	ETJ	259S	41.68	4.03	221	SAINT-TROPEZ AZURE, LLC	Quiddity Engineering - Katy
48	Springwoods Village Parkway Street Dedication Sec 7 (DEF1)	2022-2949	SP	Harris	ETJ	291M	1.76	0.00	0	Harris County Improvement District No. 18	C.L. Davis & Company
49	Summer Street Reserve East (DEF1)	2022-2992	C2	Harris	City	493E	0.26	0.24	0	Brooks & Sparks, Inc	West Belt Surveying, Inc.
50	Summer Street Reserve West (DEF1)	2022-2985	C2	Harris	City	493E	0.20	0.16	0	Brooks & Sparks, Inc	West Belt Surveying, Inc.
51	Swift Eastmount	2022-2999	C2	Harris	ETJ	414L	10.80	10.80	0	Urban Area Architects	Windrose
52	Tejal and Jessica LLC at Kuykendahl (DEF1)	2022-2878	C2	Harris	ETJ	290V	2.78	2.78	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
53	Telephone Road Development	2022-3058	C2	Harris	City	575W	20.81	20.81	0	Kimley-Horn	Windrose
54	Terravista Lakes Reserves (DEF1)	2022-2945	C2	Fort Bend	ETJ	526Q	1.50	1.34	0	Bovay Engineers, Inc.	Windrose
55	Texcon Longenbaugh (DEF1)	2022-2899	C2	Harris	ETJ	405J	3.00	2.73	0	Texcon Holding LLC	RP & Associates
56	Thornton Estates (DEF1)	2022-2845	C3F	Harris	City	452L	2.25	0.06	35	CAS Consultants, LLC	CAS Consultants, LLC
57	Towne Lake Sec 63 partial replat no 1	2022-3052	C3F	Harris	ETJ	367N	0.07	0.00	1	Highland Houston-Homes LLC, A TEXAS LIMITED LIABILITY COMPANY	EHRA
58	Tropez Village Drive Street Dedication and Reserves (DEF1)	2022-2967	C3F	Harris	ETJ	258Z	38.13	34.01	0	SAINT-TROPEZ AZURE, LLC	Quiddity Engineering - Katy
59	Villas on Stearns (DEF1)	2022-2993	C3F	Harris	City	533L	0.15	0.00	2	Survey Solutions of Texas	Survey Solutions of Texas
60	Wayside Village Sec 13	2022-3004	C3F	Harris	City	415T	13.46	0.61	80	Rausch Coleman Homes Houston, LLC	Pape-Dawson Engineers
61	West Little York Road at Grand Parkway Street Dedication Sec 1 (DEF1)	2022-2942	C3F	Harris	ETJ	405Z	2.42	0.00	0	Woodmere Development Co	R.G. Miller Engineers
62	Willow Business Park	2022-3041	C2	Harris	ETJ	327D	66.23	66.23	0	Adkisson Development	Windrose

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**B-Replats**

63	Addicks Clodine Residency	2022-2905	C2R	Fort Bend	ETJ	527Q	3.89	3.89	0	ADDICKS CLODINE RESIDENCY, LP	RSG Engineering
64	Alabama Shepherd Square	2022-3010	C2R	Harris	City	492U	0.66	0.66	0	Kensinger Donnelly	Landpoint
65	Alanis Estate (DEF1)	2022-2928	C2R	Harris	City	452B	0.18	0.00	1	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
66	Aldine ISD WW Thorne Stadium Complex	2022-3066	C2R	Harris	ETJ	373V	41.89	41.51	0	Aldine ISD	Quiddity Engineering
67	Allison Park Sec 8 (DEF1)	2022-2975	C3R	Harris	City	574P	25.30	10.46	98	Homesite Residential LLC	Meta Planning + Design LLC
68	Allwood Estates	2022-3035	C2R	Harris	City	454H	0.26	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
69	Anderson Lake Sec 3	2022-3069	C3R	Harris	ETJ	572W	20.08	4.39	111	Benchmark Engineering Corp.	Benchmark Engineering Corporation
70	AZ Homes W 17th Street Development	2022-2917	C2R	Harris	City	452Y	0.25	0.01	6	AZ Homes LLC	Doshi Engineering & Surveying Company
71	Bridgeland Creek Parkway Street Dedication Sec 9	2022-3002	SP	Harris	ETJ	365P	4.93	0.00	0	Bridgeland Development, LP a Maryland limited partnership	BGE, Inc.
72	Bridgeland Prairieland Crossing Street Dedication Sec 2	2022-3000	SP	Harris	ETJ	365T	2.60	0.00	0	Bridgeland Development, LP a Maryland limited partnership	BGE, Inc.
73	Bridgeland Prairieland Private School Reserve	2022-3008	C2R	Harris	ETJ	365T	40.04	40.04	0	Cypress Christian School, Inc., a Texas nonprofit corporation	BGE, Inc.
74	Center for Pursuit North (DEF1)	2022-2944	C2R	Harris	City	494T	1.98	1.89	0	EastEnd Partners	Windrose
75	Charlesmont Manor (DEF1)	2022-2874	C2R	Harris	City	415Y	0.27	0.00	2	SIERRA NEVADA HOMES, LLC.	Dart Land Services LLC
76	Charlesmont Estates (DEF1)	2022-2881	C2R	Harris	City	415Y	0.28	0.00	2	SIERRA NEVADA HOMES, LLC.	Dart Land Services LLC
77	Drillsoft	2022-3001	C2R	Harris	ETJ	369L	0.92	0.83	0	Drillsoft	Windrose
78	Estates at Ethan Hollow	2022-3018	C3R	Harris	City	574E	5.00	0.25	40	CABE BUILDERS, LLC	replats.com
79	Exeter Estates	2022-2966	C2R	Harris	City	453D	0.62	0.00	5	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
80	Foxton Estates	2022-2888	C3R	Harris	City	574L	2.30	0.06	20	JFO SOLUTIONS	PLS CONSTRUCTION LAYOUT, INC
81	Greenville Estates	2022-3045	C3R	Harris	City	574U	2.50	0.35	38	BEC Engineers and Consultants, LLC	Windrose
82	Hacienda Hernandez	2022-2923	C2R	Harris	City	571Y	1.00	1.00	0	Alfredo Hernandez	Quiddity Engineering - Katy
83	Harkness Estates (DEF1)	2022-2963	C2R	Harris	City	453C	1.12	0.12	18	JL Trevino & Assoc. PLLC	PLS CONSTRUCTION LAYOUT, INC
84	Hawthorne Hills	2022-2955	C2R	Harris	City	455E	0.19	0.03	2	CC Homes	Moon House Predevelopment LLC



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85	Highland Acres At Dyer	2022-3026	C2R	Harris	City	412S	0.32	0.00	6	New Era Development	New Era Development & Land Services
86	Hike and Bike Collective	2022-3042	C2R	Harris	City	493H	0.17	0.00	2	N/A	The Interfield Group
87	Hollins Place	2022-3060	C2R	Harris	City	493Z	0.12	0.00	3	Hollins Group Properties, Inc.	Owens Management Systems, LLC
88	Howell Sugarland LLC	2022-3027	C2R	Fort Bend	ETJ	528N	1.54	1.53	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
89	Infinity (DEF1)	2022-2909	C2R	Harris	City	454W	0.17	0.00	2	Green Valley Construction, LLC	The Interfield Group
90	Jacquelyn Homes	2022-2857	C3R	Harris	City	451T	1.01	0.07	18	Oak Forest Realty	Windrose
91	Katy Islamic Center replat no 2 and extension	2022-2989	C2R	Fort Bend	ETJ	485J	6.38	6.19	0	Islamic Society of Greater Houston	Interland Surveying
92	Kingwood Professional Reserve D partial replat no 1 and extension	2022-2994	C2R	Montgomery	City	335D	1.96	1.96	0	LAS KINGWOOD INVESTMENTS LLC	Interland Surveying
93	Lidstone Estate	2022-3065	C2R	Harris	City	534C	0.11	0.00	2	SEM SERVICES	SEM SERVICES
94	Page Wood Estates	2022-2752	C2R	Harris	City	412T	0.36	0.05	4	Pagewill Development. LLC.	South Texas Surveying Associates, Inc.
95	Paul Quinn Townhomes	2022-2903	C2R	Harris	City	452C	0.50	0.01	7	TR	RSG Engineering
96	Pederson Plaza	2022-3025	C2R	Harris	City	573D	0.20	0.00	2	New Era Development	New Era Development & Land Services
97	PHHN and Associates LLC (DEF1)	2022-2977	C2R	Harris	City	493H	0.27	0.14	2	N/A	The Interfield Group
98	Plaza Estates at Ellington (DEF1)	2022-2919	C2R	Harris	City	412P	0.32	0.00	3	New Era Development	New Era Development & Land Services
99	Plaza Estates at Fuqua (DEF1)	2022-2925	C2R	Harris	City	574U	4.64	4.04	1	New Era Development	New Era Development & Land Services
100	Plaza Estates at Waco	2022-2915	C2R	Harris	City	494F	0.23	0.00	4	New Era Development	New Era Development & Land Services
101	Presidents Park E	2022-2840	C2R	Harris	City	374S	24.20	24.20	0	DDG	Bowman Consulting Group
102	Rami Estates	2022-2995	C2R	Montgomery	ETJ	256Y	1.99	0.00	4	Said Rami	Owens Management Systems, LLC
103	Retreat at 24th Street	2022-2974	C2R	Harris	City	452U	0.22	0.00	5	SEM SERVICES	SEM SERVICES
104	Rutland Estate (DEF1)	2022-2988	C2R	Harris	City	492D	0.31	0.00	1	Mailhes	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
105	Sandra Court	2022-2959	C2R	Harris	City	454Q	0.78	0.00	8	JFO Solutions	PLS CONSTRUCTION LAYOUT, INC
106	Silver Falls By Roberts Homes (DEF1)	2022-2894	C3R	Harris	City	451T	0.62	0.01	11	ROBERTS HOMES LLC	Bowden Land Services & Consulting
107	Stuart Street Villas	2022-2920	C2R	Harris	City	493Y	0.23	0.00	6	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
108	Terry Home Estates (DEF1)	2022-2906	C2R	Harris	City	493D	0.11	0.00	2	Homebound	MOMENTUM ENGINEERING
109	Truong Castle (DEF1)	2022-2871	C2R	Harris	City	494A	0.43	0.00	8	Aspen Grey Homes	Windrose

**Platting Summary****Houston Planning Commission****PC Date: January 05, 2023**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
110	United Home Steffani Lane Development (DEF1)	2022-2921	C2R	Harris	City	450E	0.41	0.41	0	United Home Investments, LLC	Doshi Engineering & Surveying Company
111	Upper Kirby Terraces (DEF1)	2022-2937	C2R	Harris	City	492U	0.12	0.00	2	SAND Properties Texas LLC	Pioneer Engineering, LLC
112	Vazquez Places	2022-2986	C2R	Harris	ETJ	283F	2.43	0.00	1	miguel vazquez	Houston Platting
113	Views at Hutchins Street	2022-2918	C2R	Harris	City	493Y	0.52	0.01	12	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
114	Wavell McKinley (DEF1)	2022-2868	C2R	Harris	City	412N	0.17	0.00	2	TERAN GPOUP	Teran Group, LLC
115	Wavell Rincon (DEF1)	2022-2870	C2R	Harris	City	412N	0.17	0.00	2	Teran Group	Teran Group, LLC

**C-Public Hearings Requiring Notification**

116	Alys Park partial replat no 1	2022-2723	C3N	Harris	City	492L	0.10	0.00	1	RJC Interests LLC	PEA Group
117	Candy Estates	2022-2822	C3N	Harris	City	573Q	0.67	0.00	4	BIW Investments, LLC	Owens Management Systems, LLC
118	Dolores Villas	2022-2823	C3N	Harris	City	491X	0.28	0.00	6	DME Marketing, Inc.	Owens Management Systems, LLC
119	Elberta Villa (DEF1)	2022-2648	C3N	Harris	City	533U	0.41	0.00	2	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
120	Elyson Sec 41 replat no 1	2022-2838	C3N	Harris	ETJ	405J	17.47	3.19	114	Nash FM 529, LLC. a Delaware limited liability company	BGE, Inc.
121	George Heights replat no 1 (DEF1)	2022-2712	C3N	Harris	City	453X	0.65	0.00	10	Apala, LLC	The Interfield Group
122	Highland Estates	2022-2831	C3N	Harris	City	492C	0.12	0.00	2	Survey Solutions of Texas	Survey Solutions of Texas
123	Lakeview Retreat Sec 1 partial replat no 1 (DEF1)	2022-2487	C3N	Fort Bend	ETJ	526G	1.72	0.60	3	DR Horton	Meta Planning + Design LLC
124	Montgomery County WCID No 1 Lift Station no 3	2022-2750	C3N	Montgomery	ETJ	251W	0.55	0.55	0	AEI Engineering – A Baxter & Woodman Company	Windrose
125	Neuen Manor partial replat no 29	2022-2574	C3N	Harris	City	450Q	0.50	0.00	6	Oc Plans & Permits	Oc Plans & Permits
126	Oak Forest Sec 1 partial replat no 5 (DEF1)	2022-2488	C3N	Harris	City	452K	0.44	0.00	2	John Deakins	ICMC GROUP INC
127	Spring Branch Villa partial replat no 4	2022-2481	C3N	Harris	City	450E	0.21	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
128	Waterloo Crossing	2022-2826	C3N	Harris	City/ ETJ	572T	3.12	3.12	0	Techpro Developers, LLC	Total Surveyors, Inc.
129	Wrenwood partial replat no 5	2022-2739	C3N	Harris	City	449X	0.63	0.02	12	CS1 Properties, LLC	South Texas Surveying Associates, Inc.

**D-Variances**

130	Carver Landing	2022-2887	C2R	Harris	City	412S	1.14	0.03	18	Urbatechture	Pioneer Engineering, LLC
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**Platting Summary****Houston Planning Commission****PC Date: January 05, 2023**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
131	CenterPoint Energy Wallisville Substation no 2	2022-2701	C2	Harris	City	495A	3.47	3.47	0	CenterPoint Energy	Pape-Dawson Engineers
132	Expedia Towing	2022-2931	C2	Harris	ETJ	292G	2.01	2.01	0	KJD Business Solutions, LLC	Texas Land Maps
133	Janisch Street Development (DEF1)	2022-2726	C2R	Harris	City	452H	2.38	2.38	0	C H Builders, Inc.	Richard Grothues Designs
134	Shoppes at Shepherd (DEF1)	2022-2706	C2R	Harris	City	452H	1.97	1.97	0	Sam Momin	Windrose

**E-Special Exceptions**

None

**F-Reconsideration of Requirements**

135	Auburn Lakes	2022-3013	C2R	Harris	ETJ	250Z	10.00	10.00	0	ATMA at Auburn Limited	Core
136	Urbana Spring	2022-3055	C3P	Harris	ETJ	291R	31.00	28.57	0	Urban Movement	Meta Planning + Design LLC
137	West Donovan Court	2022-2818	C3R	Harris	City	452C	4.95	0.52	58	Titan Homes	The Interfield Group

**G-Extensions of Approval**

138	Breckenridge East Sec 8	2022-0369	EOA	Harris	ETJ	293V	25.07	3.06	142	D.R. HORTON - TEXAS, LTD.	DHI Engineering, LLC
139	East Aldine Estates	2021-3061	EOA	Harris	ETJ	414E	9.62	3.25	47	County of Harris	EHRA
140	Fort Bend County ESD no 7 Station no 52	2022-0193	EOA	Fort Bend	ETJ	651B	2.63	2.54	0	Brooks and Sparks	West Belt Surveying, Inc.
141	Fresno Mart	2022-0080	EOA	Fort Bend	ETJ	611W	2.00	2.00	0	TN Associates	Gruller Surveying
142	Gardens of Troy	2021-3045	EOA	Harris	ETJ	335S	8.21	3.20	44	Harris County	EHRA
143	Generation Park West Sec 7	2022-0231	EOA	Harris	ETJ	416G	207.95	197.56	0	MRA GP WEST, L.P.	Baseline Corporation
144	Harris County MUD No 560 Wastewater Treatment Plant	2021-3051	EOA	Harris	ETJ	379Y	2.73	2.73	0	Hannover Estates, LTD.	EHRA
145	Harris County MUD no 560 Water Plant	2021-3050	EOA	Harris	ETJ	379Y	1.64	1.64	0	Hannover Estates, LTD.	EHRA
146	Light Haven at District West Sec 1	2021-2990	EOA	Fort Bend	ETJ	525L	11.51	2.00	117	D-W SOUTH TRACT, LLC	BGE, Inc.
147	Plazas at Inverness Crossing Sec 2	2022-0026	EOA	Harris	ETJ	289R	2.07	2.07	0	MITROLAND, LLC	Miller Survey Group
148	Replat of Benignus Acres partial replat no 1 and extension	2022-0378	EOA	Harris	City	489D	9.82	9.82	0	Lipex Properties, LP	BGE, Inc.
149	Reyna Industries	2022-0045	EOA	Harris	ETJ	413H	4.63	4.63	0	SEM SERVICES	SEM SERVICES
150	Villa Greens Sec 1	2021-2950	EOA	Harris	City	372F	20.81	6.38	100	Academy Development	EHRA

**H-Name Changes**

**Platting Summary****Houston Planning Commission****PC Date: January 05, 2023**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
151	Main Place at Greenbriar Replat No 1 and Extension Partial Replat No 1 and Extension (prev. Main Place at Greenbriar replat no 2 and extension)	2022-2628	NC	Harris	City	532M	2.89	2.89	0	7200 Center 5, Inc	C.L. Davis & Company
152	Redbud GP (prev. Bauer Hockley Tract GP)	2022-2828	NC	Harris	ETJ	325D	249.20	0.00	0	Taylor Morrison	Meta Planning + Design LLC

**I-Certification of Compliance**

153	19730 Laurette Drive	23-1675	COC	Montgomery	ETJ	295G				Jorge Loza	Jorge Loza
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**J-Administrative**

None

**K-Development Plats with Variance Requests**

None

**III. Off-Street Parking Variance**

III.	2101 N Sheperd Drive	21027023 PV	Harris	City	452V & 452U					Charlie Pendergraft	Urban Gensis
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# Houston Planning Commission

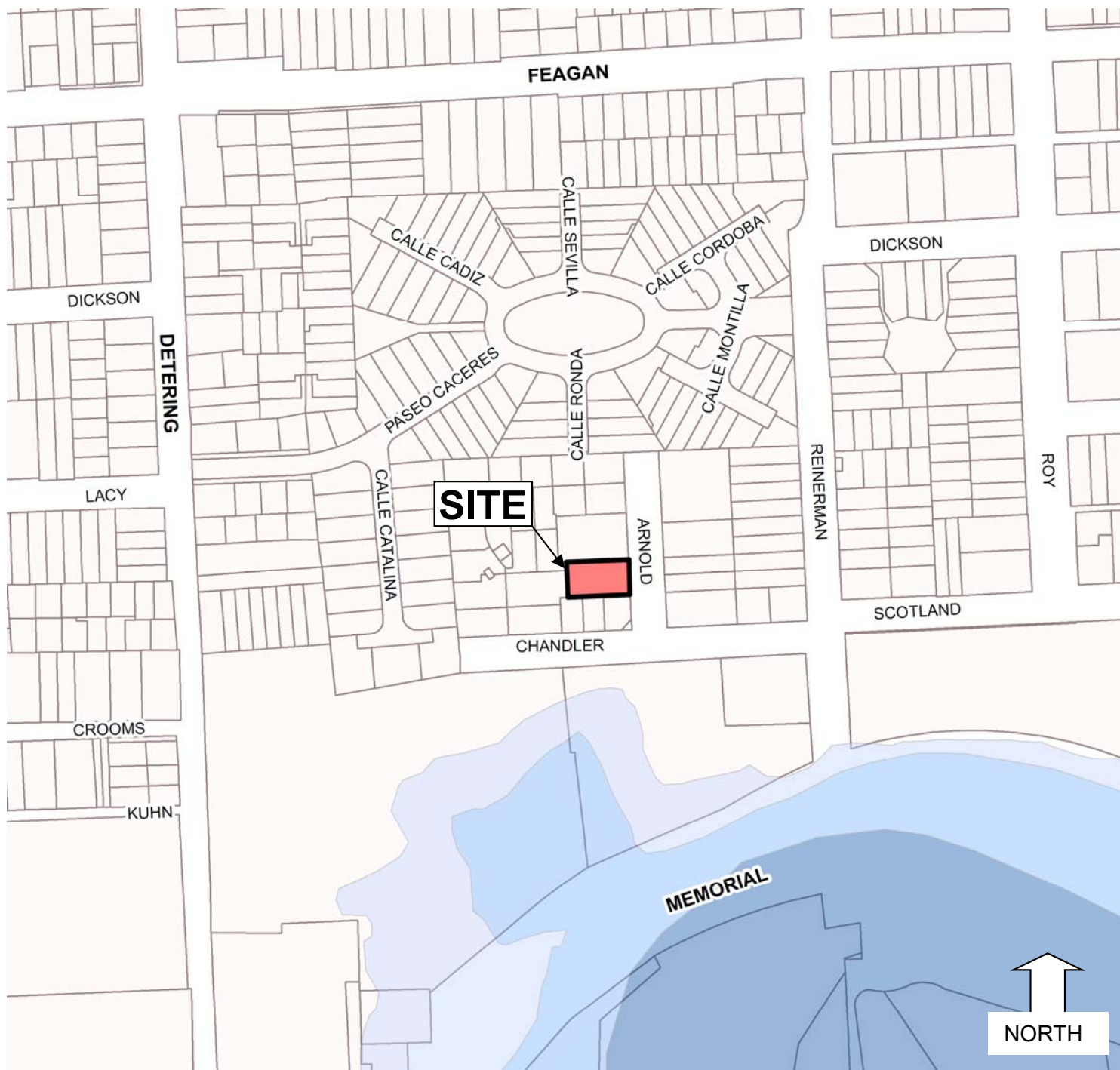
# ITEM: 116

Planning and Development Department

Meeting Date: 01/05/2023

Subdivision Name: Alys Park partial replat no 1

Applicant: PEA Group



C – Public Hearings

Site Location

# Houston Planning Commission

# ITEM: 116

Planning and Development Department

Meeting Date: 01/05/2023

Subdivision Name: Alys Park partial replat no 1

Applicant: PEA Group



C – Public Hearings

Subdivision



# Houston Planning Commission

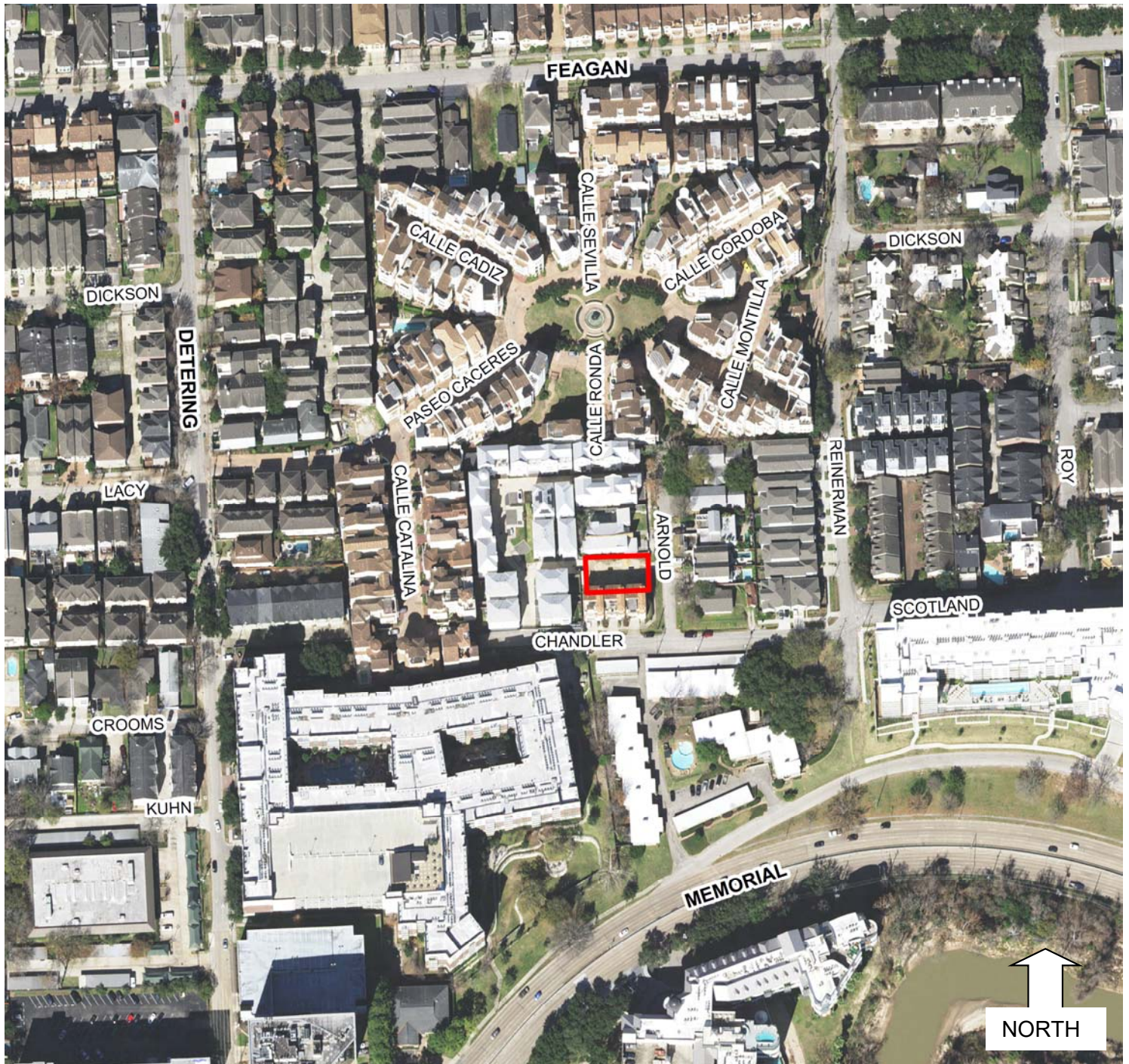
ITEM: 116

Planning and Development Department

Meeting Date: 01/05/2023

Subdivision Name: Alys Park partial replat no 1

Applicant: PEA Group



C – Public Hearings

Aerial



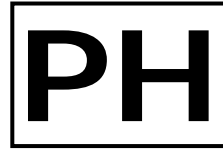
# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

## Public Hearing Notice



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

December 2, 2022

Dear Property Owner:

**Reference Number: 2022-2723; Alys Park partial replat no 1;** a partial replat of **Alys Park**, being Lots 18 and 19, in Block 1, as recorded at Film Code No. 673295 of the Harris County Map Records.

The property is located along and west of Arnold Street, north of Chandler Street. The purpose of the replat is to create one (1) single-family residential lot. The applicant, **Michael Pierce**, with PEA Group, on behalf of the developer, RJC Interests, LLC, can be contacted at **832-615-0320**.

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at [planning.publichearing@houstontx.gov](mailto:planning.publichearing@houstontx.gov) or call (832)393-6600.

The Houston Planning Commission will hold a public meeting to consider this application.

### PLANNING COMMISSION MEETING INFORMATION:

Thursday, January 5, 2023, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by either attending the meeting at City Council Chamber listed above or attending the meeting via Microsoft Teams at the time listed above. The Microsoft Teams meeting will allow for a two-way video/ audio communication with the Houston Planning Commission. **For instruction on how to join the Microsoft Teams meeting, interested persons are advised to check our website 72 hours prior to the Planning Commission meeting: [www.houstonplanning.com](http://www.houstonplanning.com) or Call: 832-393-6624.**

**Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.**

Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Mary Nan Huffman  
Karla Cisneros Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn  
Controller: Chris Brown



You may also submit comments or sign up as speakers in the following ways:

1. Send email to: [speakercomments.pc@houstontx.gov](mailto:speakercomments.pc@houstontx.gov),

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak

**THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL**

***Terminology***

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots, and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly, and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

***Planning Commission Body, Authority and Obligation***

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

***Planning Department Staff Authority and Obligation***

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
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# Houston Planning Commission

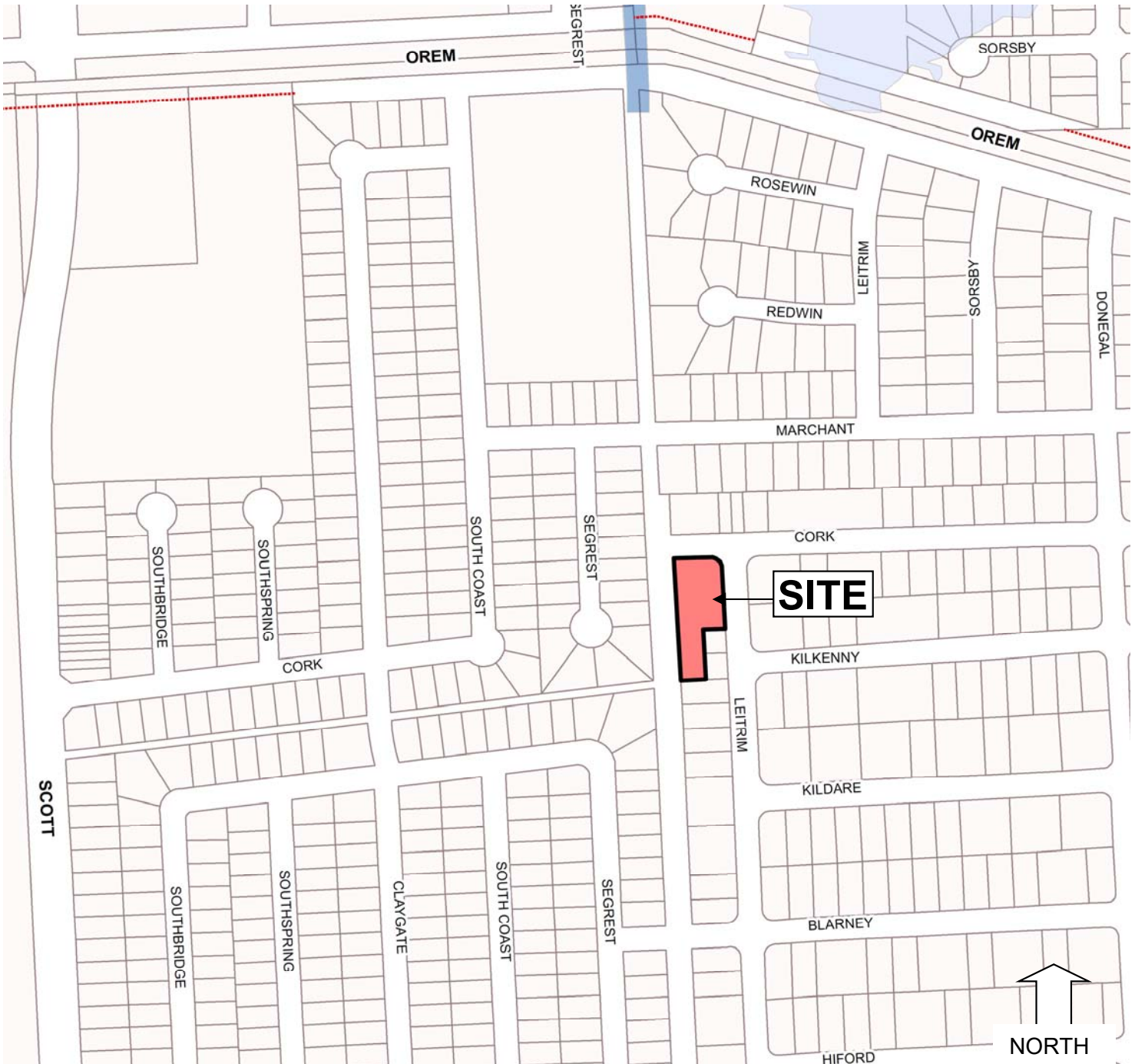
# ITEM: 117

Planning and Development Department

Meeting Date: 01/05/2023

Subdivision Name: Candy Estates

Applicant: Owens Management Systems, LLC



**C – Public Hearings**

**Site Location**

**Subdivision Name: Candy Estates**

**Applicant: Owens Management Systems, LLC**





# Houston Planning Commission

ITEM: 117

Planning and Development Department

Meeting Date: 01/05/2023

Subdivision Name: Candy Estates

Applicant: Owens Management Systems, LLC



C – Public Hearings

Aerial



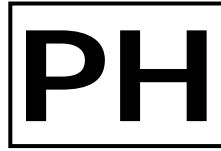
# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

## Public Hearing Notice



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

December 2, 2022

Dear Property Owner:

**Reference Number: 2022-2822; Candy Estates;** a partial replat of **Shamrock Manor**, being out of Lots 7, 8 and 9, in Block 11, as recorded in Volume 40, Page 56 of the Harris County Map Records.

The property is located at the southwest intersection of Cork Drive and Leitrim Way. The purpose of the replat is to create four (4) single-family residential lots. The applicant, **Joyce Owens**, with Owens Management Systems, LLC, on behalf of the developer, BIW Investments, LLC, can be contacted at **713-643-6333**.

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at [planning.publichearing@houstontx.gov](mailto:planning.publichearing@houstontx.gov) or call (832)393-6600.

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Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Mary Nan Huffman  
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- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
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# Houston Planning Commission

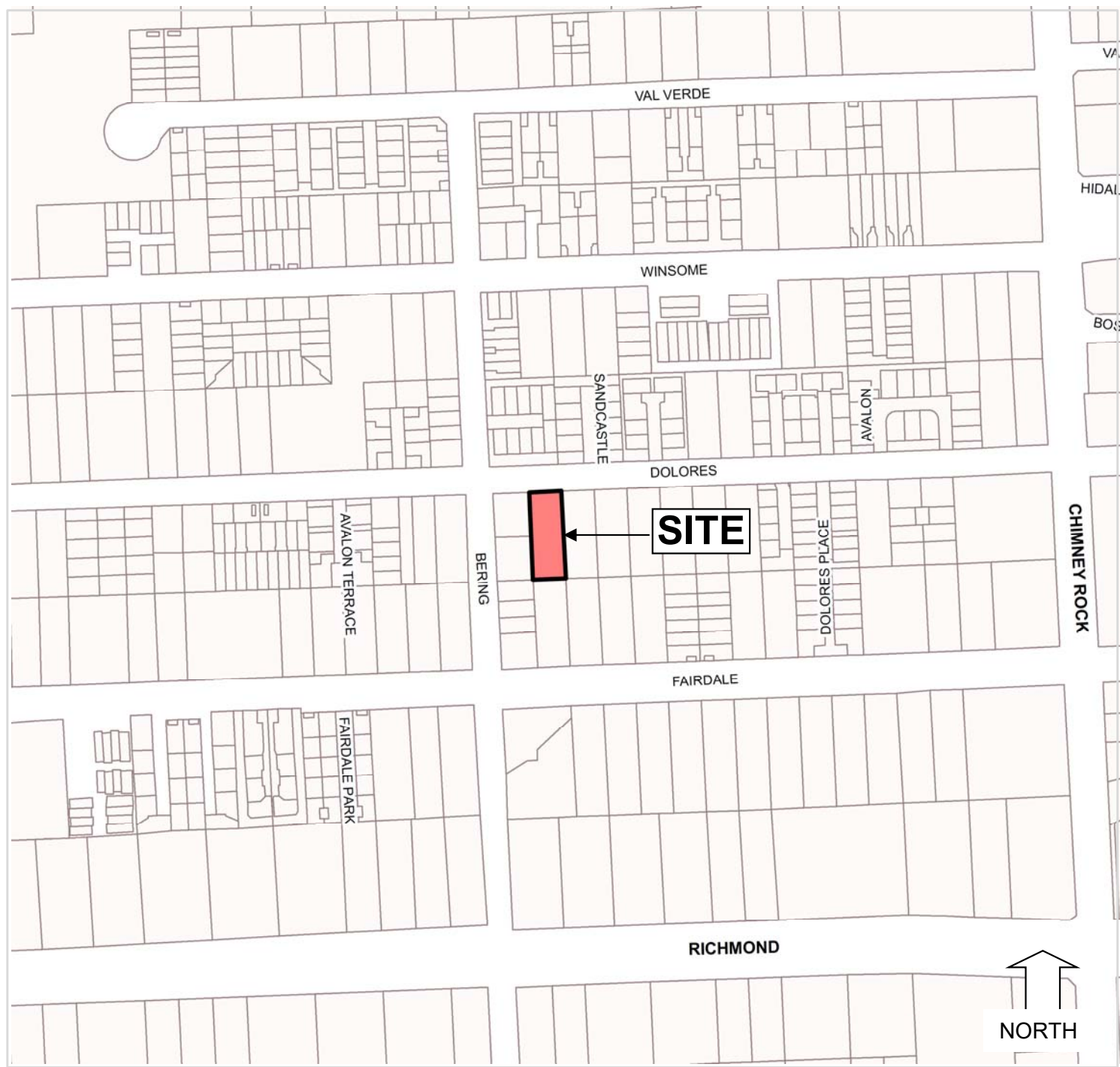
# ITEM: 118

Planning and Development Department

Meeting Date: 01/05/2023

**Subdivision Name: Dolores Villas**

**Applicant: Owens Management Services, LLC**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

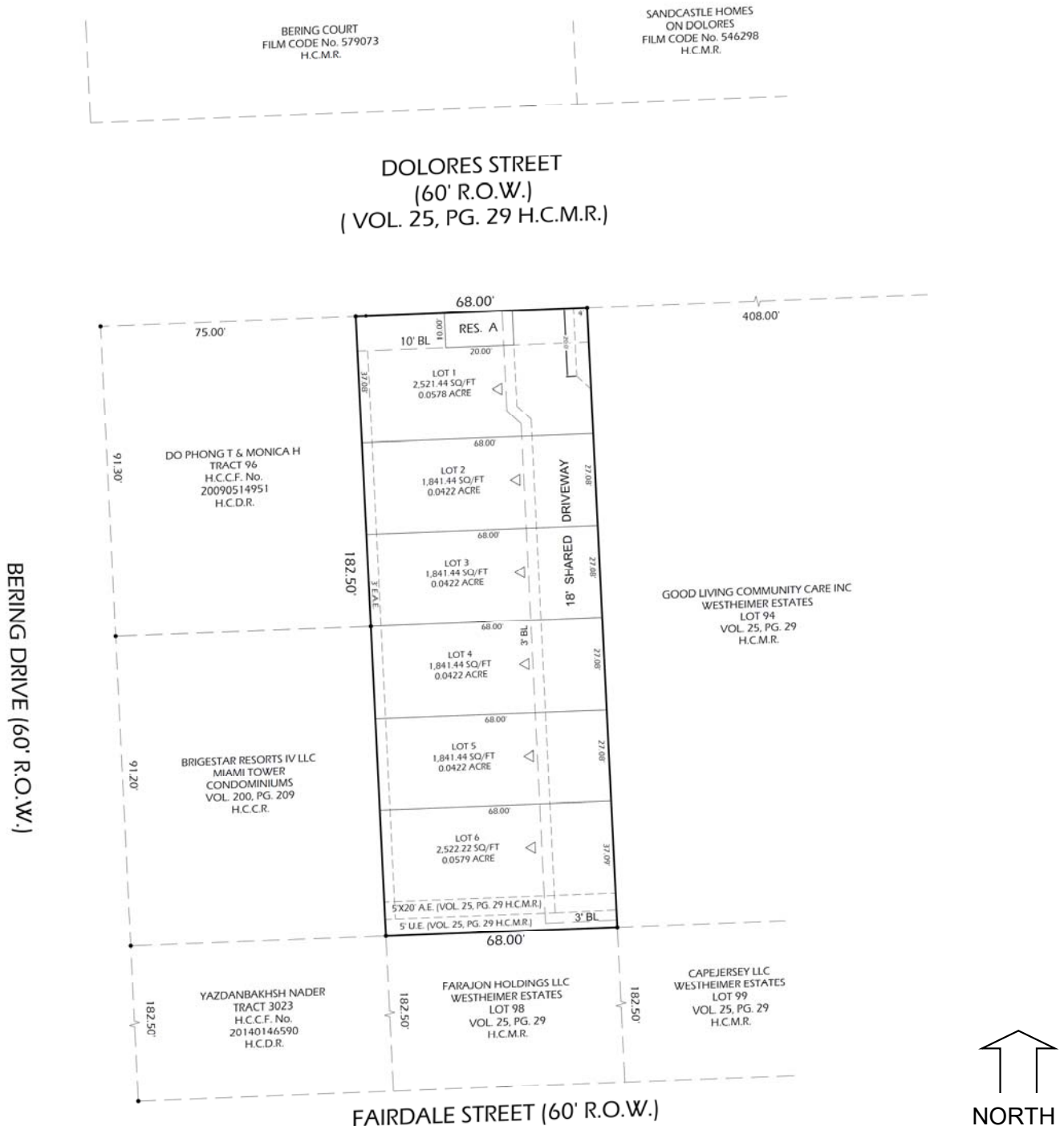
# ITEM: 118

Planning and Development Department

Meeting Date: 01/05/2023

Subdivision Name: Dolores Villas

Applicant: Owens Management Systems, LLC



C – Public Hearings

Subdivision



# Houston Planning Commission

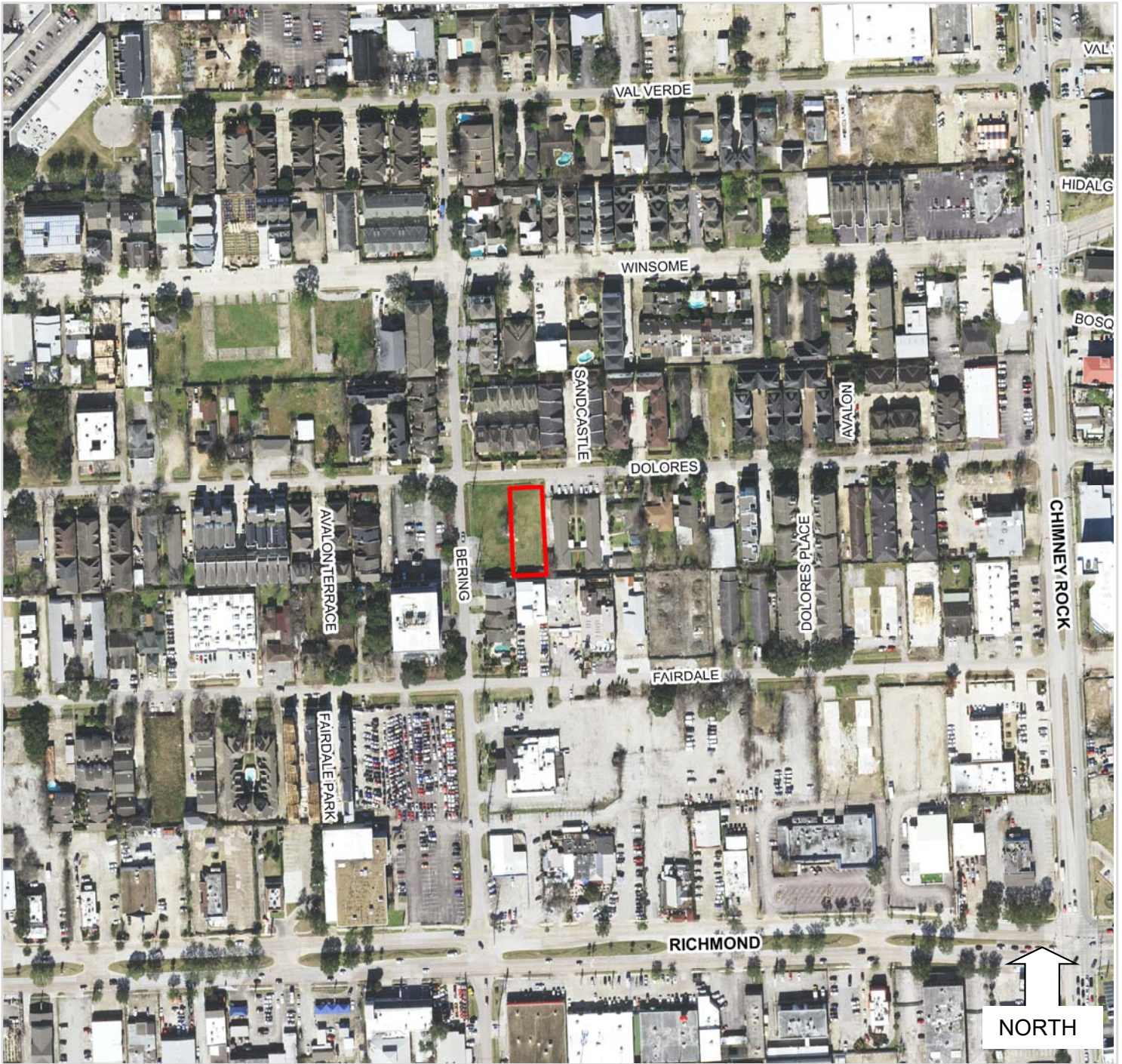
ITEM: 118

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C – Public Hearings

Aerial



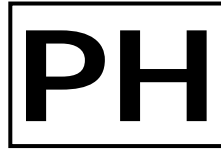
# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

## Public Hearing Notice



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

December 2, 2022

Dear Property Owner:

**Reference Number: 2022-2823; Dolores Villas;** a full replat of **Westheimer Estates partial replat no 5**, being Lots 1-4, in Block 1, as recorded at Film Code No. 675703 of the Harris County Map Records.

The property is located along and south of Dolores Street between Bering Drive and Chimney Rock Road. The purpose of the replat is to create six (6) single-family residential lots and one (1) reserve restricted to parking. The applicant, **Joyce Owens**, with Owens Management Systems, LLC, on behalf of the developer, DME Marketing, Inc., can be contacted at **713-643-6333**.

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

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The Houston Planning Commission will hold a public meeting to consider this application.

### PLANNING COMMISSION MEETING INFORMATION:

Thursday, January 5, 2023, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

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**Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.**

Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Mary Nan Huffman  
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# Houston Planning Commission

## ITEM: 119

Planning and Development Department

Meeting Date: 01/05/2023

Subdivision Name: Elberta Villa (DEF 1)

Applicant: Advance Surveying Inc.

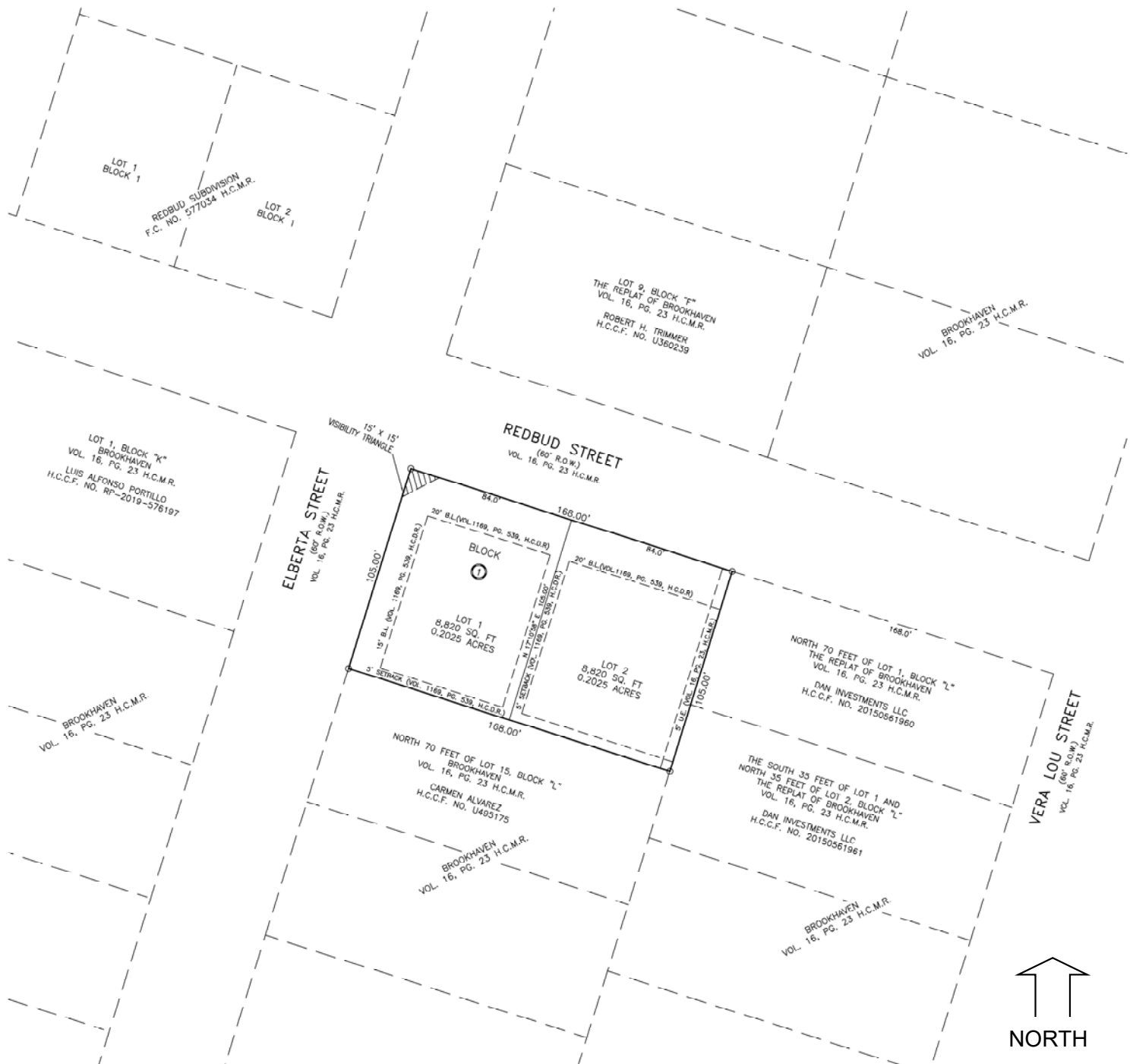


C – Public Hearings

Site Location

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**Applicant: Advance Surveying Inc.**





# Houston Planning Commission

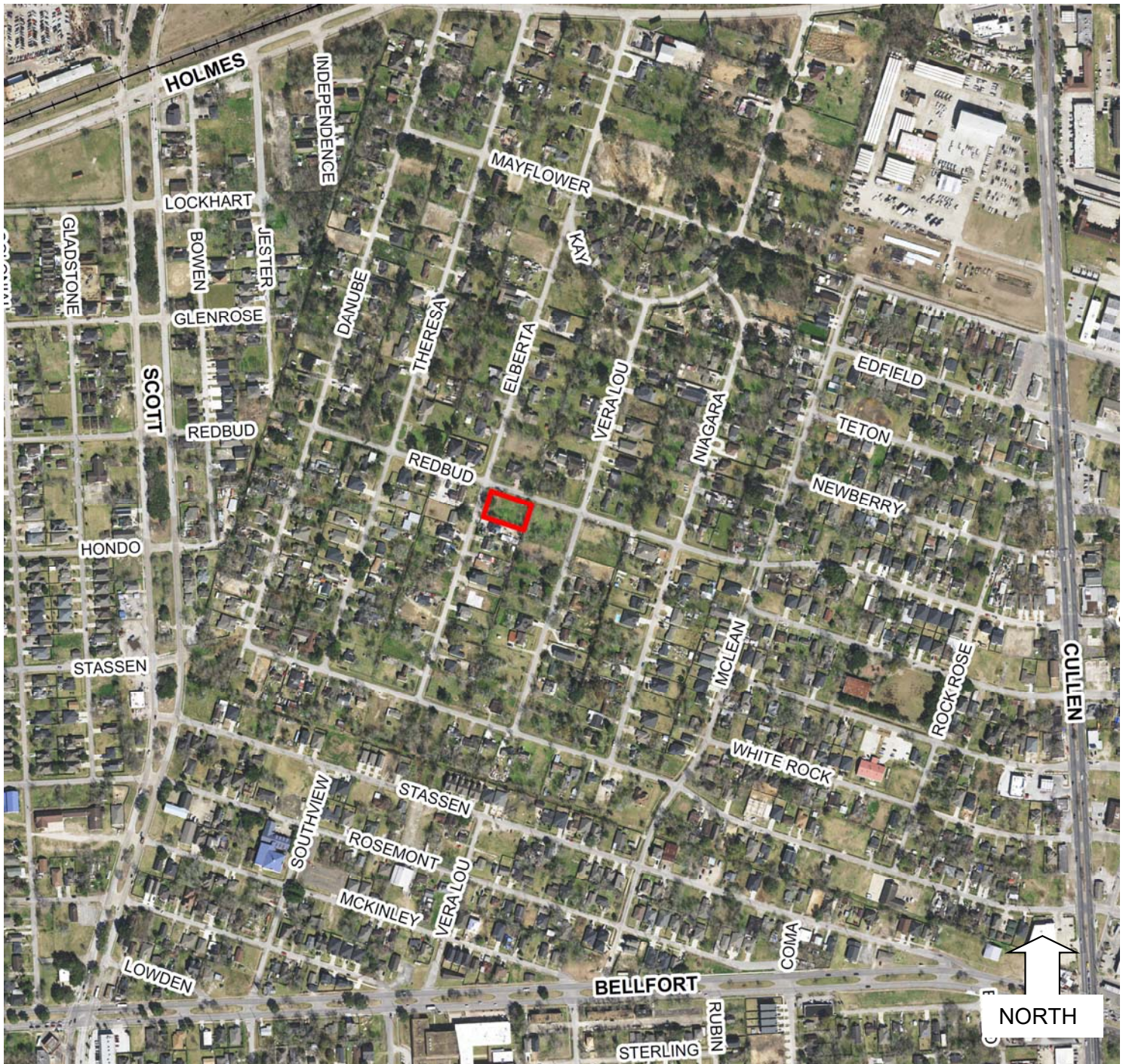
ITEM: 119

Planning and Development Department

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C – Public Hearings

Aerial





# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

## Public Hearing Notice



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

November 17, 2022

Dear Property Owner:

**Reference Number: 2022-2648; Elberta Villa;** a partial replat of **Replat of Brookhaven Addition**, being all of Lot 16, Block L, as recorded in Volume 16, Page 23 of the Harris County Map Records.

The property is located at the southeast intersection of Redbud and Elberta Streets, east of Scott Street west of Vera Lou Street. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Lisett Campos**, with **Advance Surveying, Inc.**, on behalf of **Advance Surveying, Inc.**, can be contacted at **281-530-2939**.

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# Houston Planning Commission

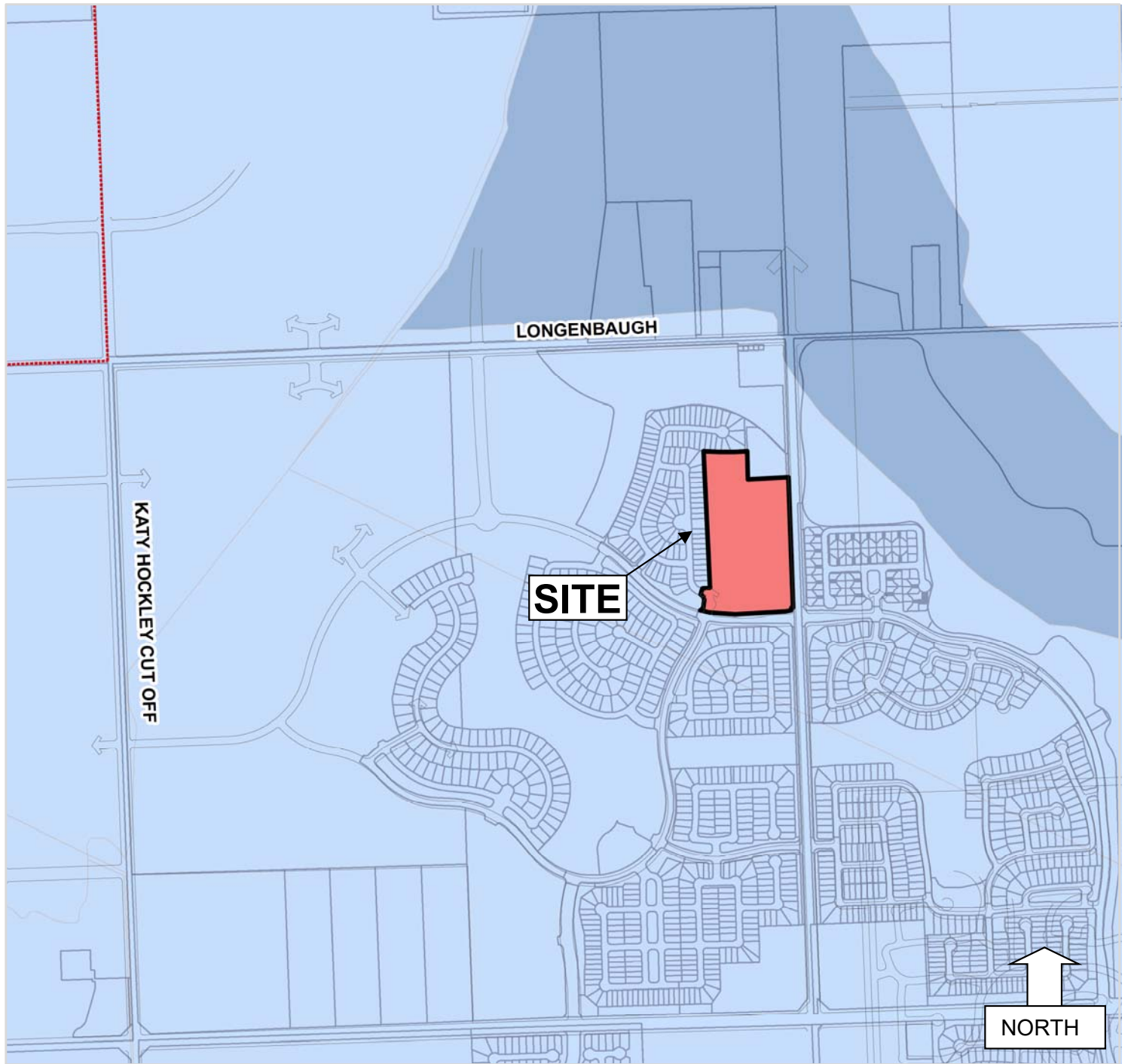
## ITEM: 120

Planning and Development Department

Meeting Date: 01/05/2023

Subdivision Name: Elyson Sec 41 replat no 1

Applicant: BGE, Inc.

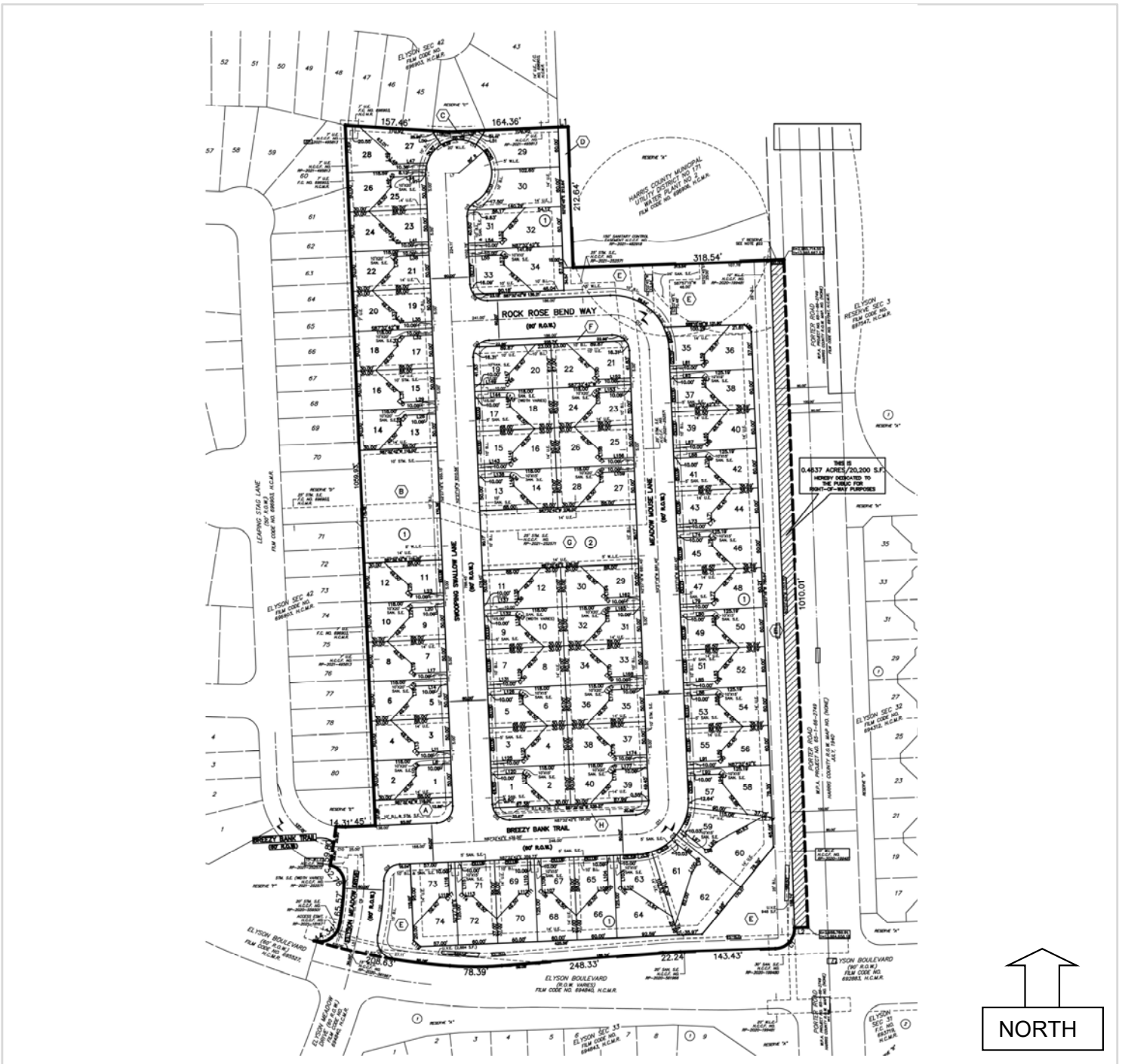


C – Public Hearings

Site Location

Subdivision Name: Elyson Sec 41 replat no 1

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# Houston Planning Commission

**ITEM: 120**

Planning and Development Department

Meeting Date: 01/05/2023

Subdivision Name: Elyson Sec 41 replat no 1

Applicant: BGE, Inc.



**C – Public Hearings**

**Aerial**



# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

## Public Hearing Notice



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

December 2, 2022

Dear Property Owner:

**Reference Number: 2022-2838; Elyson Sec 41 replat no 1;** a full replat of **Elyson Sec 41** and its 114 Lots, 8 reserves and 2 blocks as recorded at Film Code No. 699429 of the Harris County Map Records.

The property is located at the northwestern intersection of Porter Road and Elyson Boulevard. The purpose of the replat is to adjust lot dimensions and corresponding tables. The applicants, **Ralph Lopez and Gerald Grissom**, with BGE Inc, on behalf of the developer, **Nash FM 529, LLC. a Delaware limited liability company**, can be contacted at **281-558-8700**.

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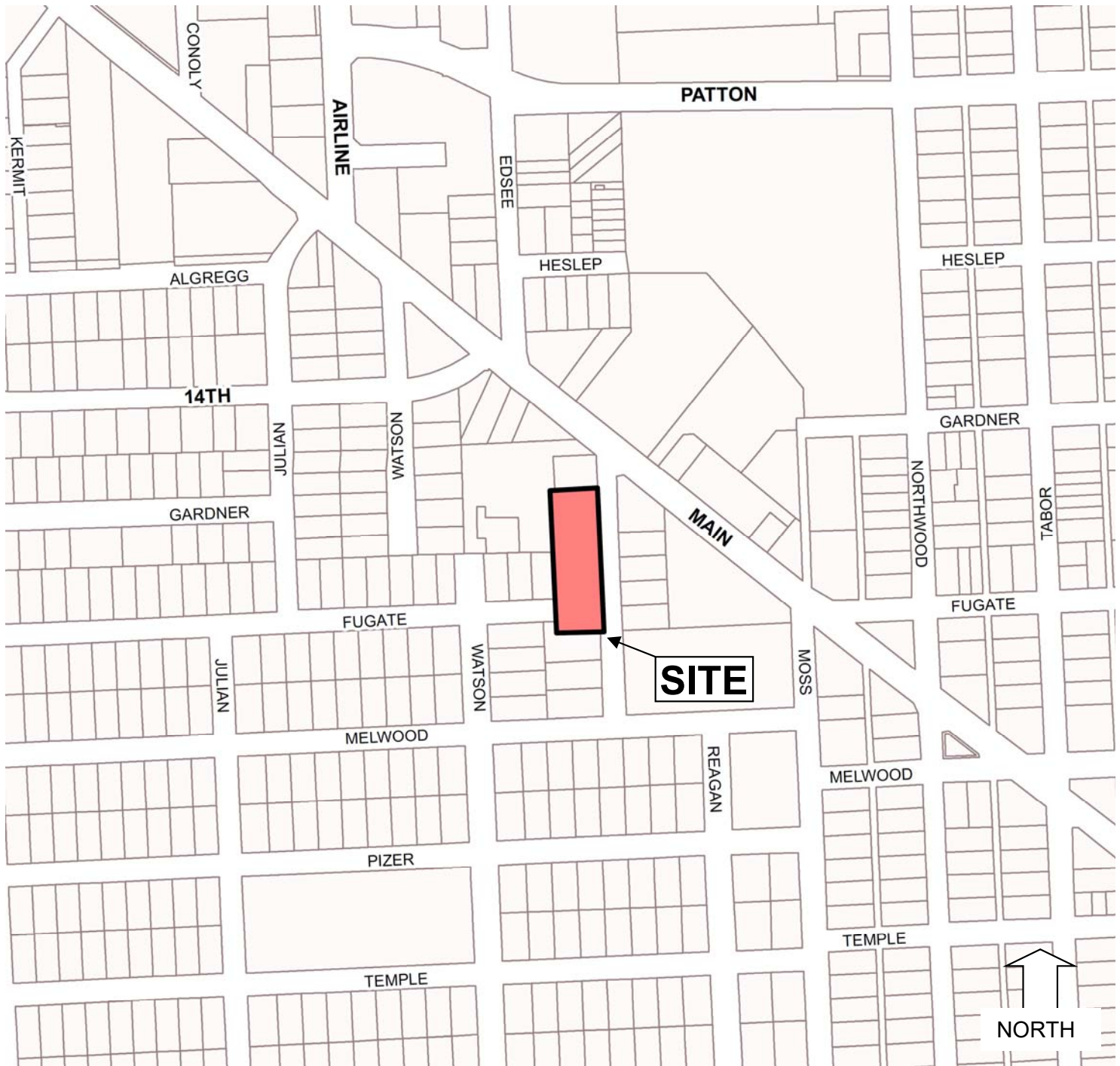
**ITEM: 121**

Planning and Development Department

Meeting Date: 01/05/2023

**Subdivision Name: George Heights replat no 1 (DEF 1)**

**Applicant: The Interfield Group**



**C – Public Hearings**

**Site Location**



# Houston Planning Commission

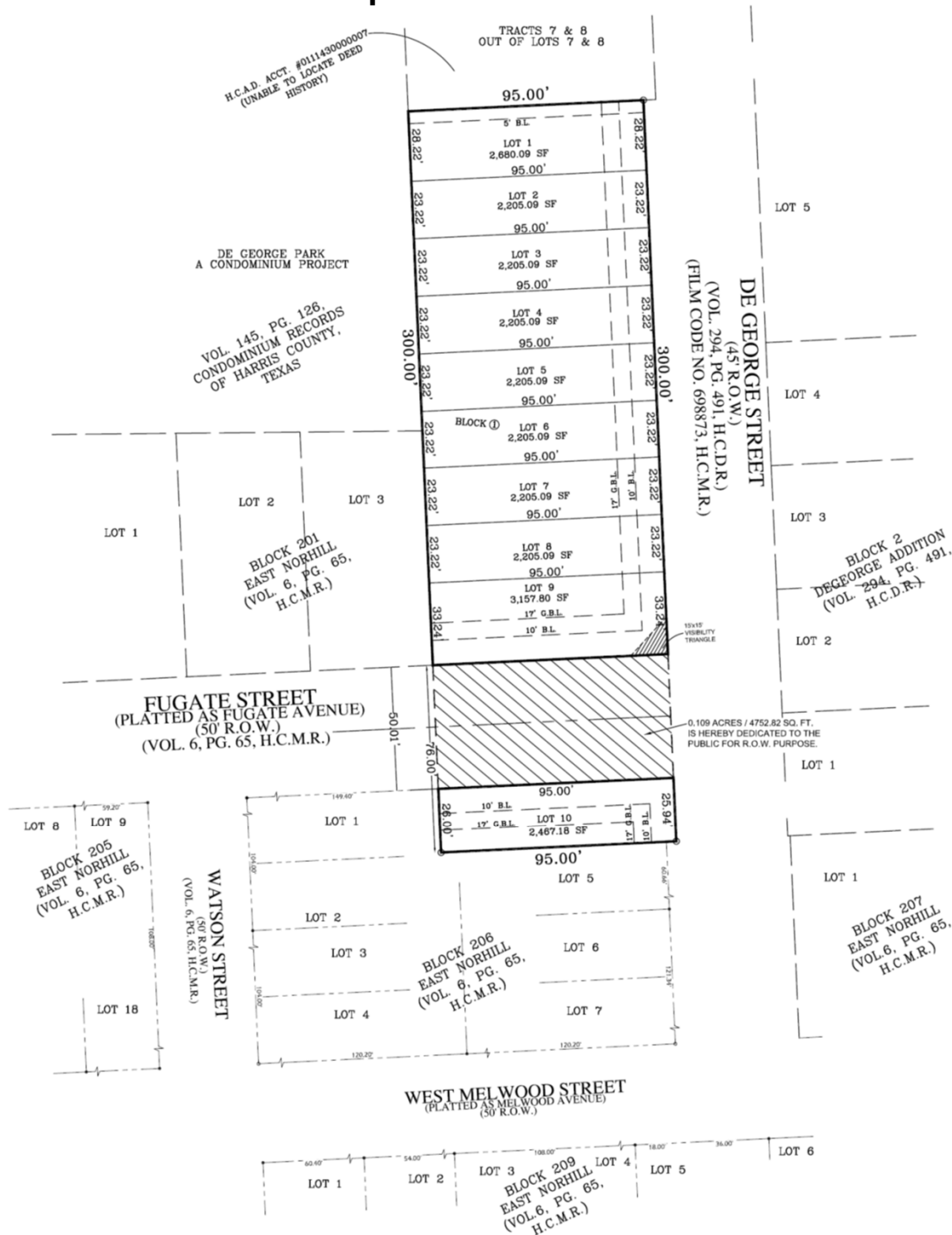
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C – Public Hearings

Subdivision

# Houston Planning Commission

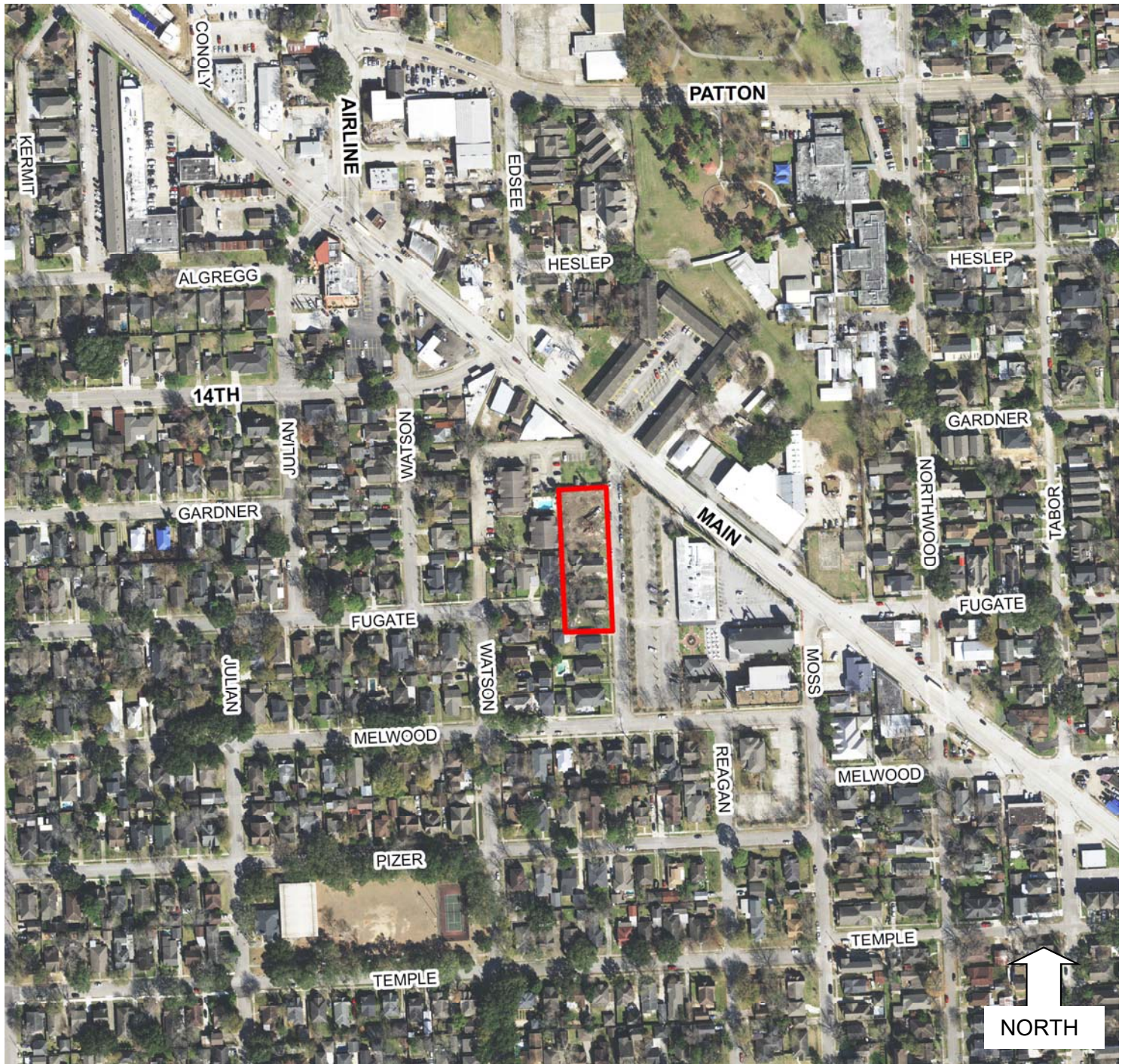
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**C – Public Hearings**

**Aerial**





# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

## Public Hearing Notice



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

November 17, 2022

Dear Property Owner:

**Reference Number: 2022-2712; George Heights replat no 1;** a partial replat of **George Heights**, being all of Lots 1-13, block 1, as recorded in film code 698873 of the Harris County Map Records.

The property is located west along De George Street, south of N. Main St. and north of W. Melwood St. The purpose of the replat is to create ten (10) single family residential lots. The applicant, **Mary Villareal**, with The Interfield Group, on behalf of the developer, Apala, LLC, can be contacted at **713-780-0909**.

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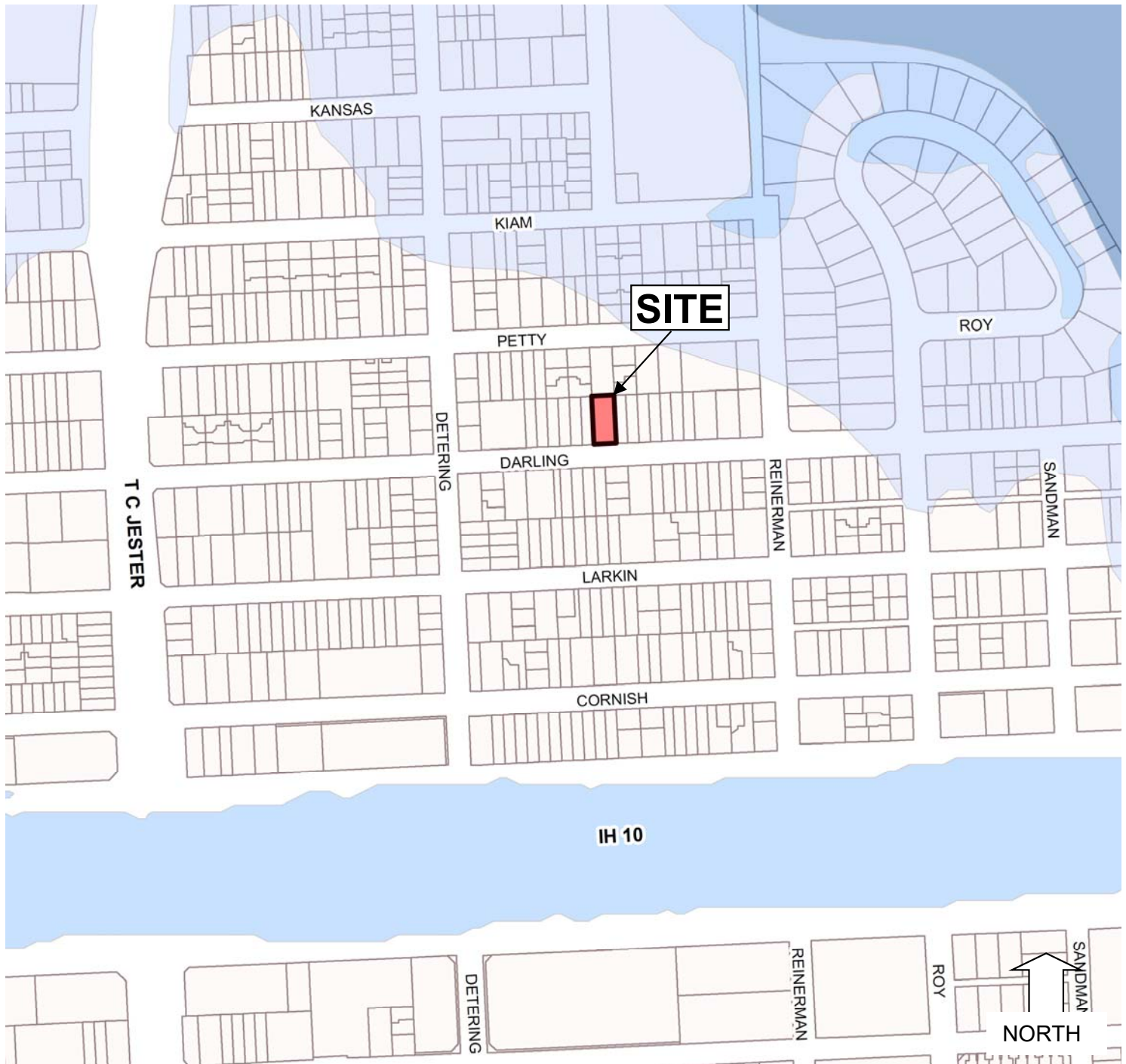
ITEM: 122

Planning and Development Department

Meeting Date: 01/05/2023

Subdivision Name: Highland Estates

Applicant: Survey Solutions of Texas



C – Public Hearings

Site Location

**Subdivision Name: Highland Estates**

**Applicant: Survey Solutions of Texas**





# Houston Planning Commission

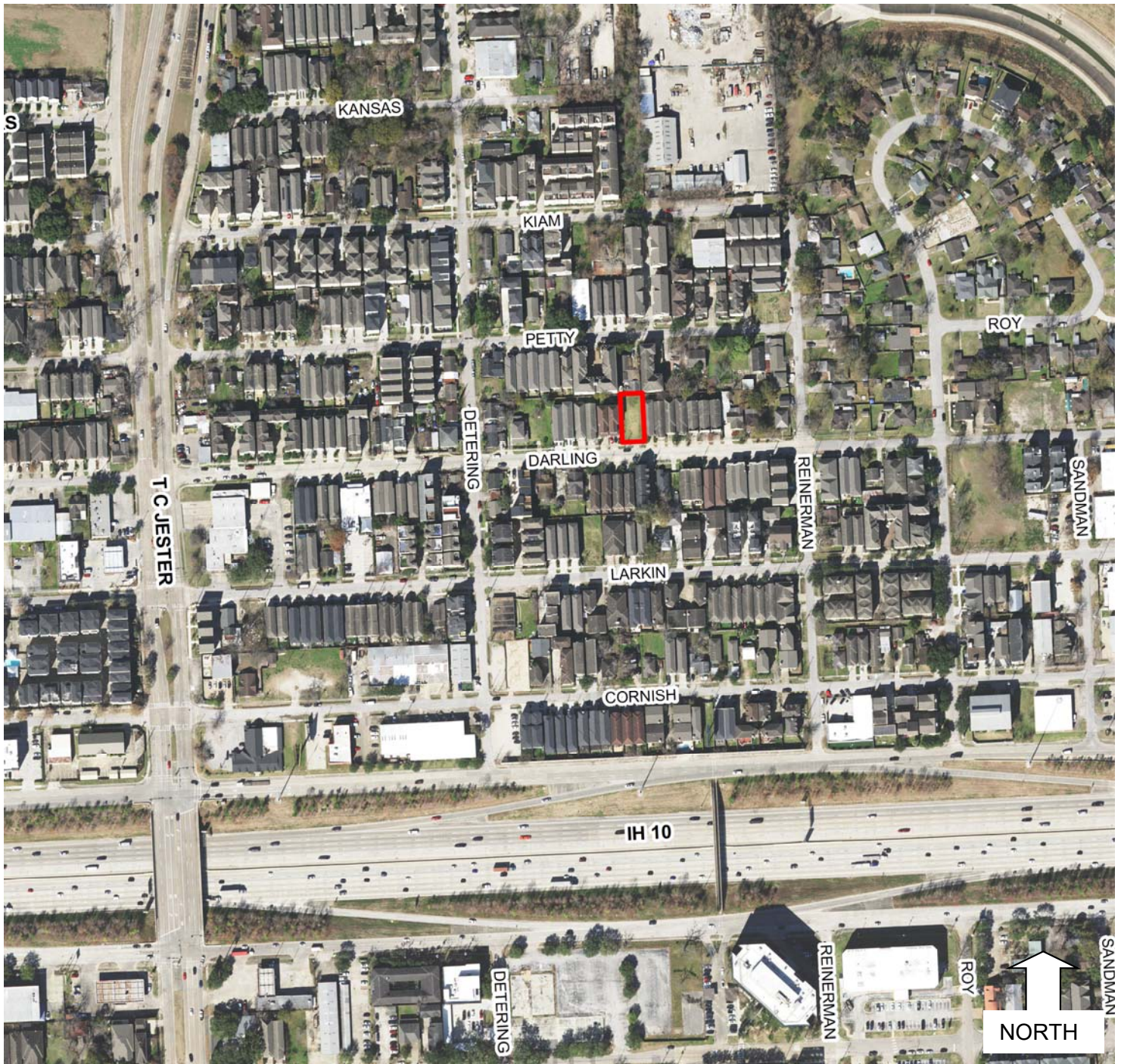
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Subdivision Name: Highland Estates

Applicant: Survey Solutions of Texas



C – Public Hearings

Aerial





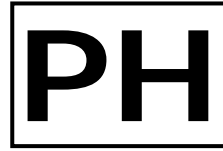
# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

## Public Hearing Notice



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

December 7, 2022

Dear Property Owner:

**Reference Number: 2022-2831; Highland Estates;** a replat of **Darling Street Landing**, being Lots 1-3 of Block 1, as recorded in filmcode 672183 of the Harris County Map Records.

The property is located north along Darling Street, south of Goodrum Road, east of east of Detering Street. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Richard DeLeon** with Survey Solution of Texas, can be contacted at **713-834-2277**.

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at [planning.publichearing@houstontx.gov](mailto:planning.publichearing@houstontx.gov) or call (832)393-6600.

The Houston Planning Commission will hold a public meeting to consider this application.

### PLANNING COMMISSION MEETING INFORMATION:

Thursday, January 5, 2023, beginning at 2:30 p.m. City  
Hall Annex Building, 900 Bagby Street  
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by either attending the meeting at City Council Chamber listed above or attending the meeting via Microsoft Teams at the time listed above. The Microsoft Teams meeting will allow for a two-way video/ audio communication with the Houston Planning Commission. **For instruction on how to join the Microsoft Teams meeting, interested persons are advised to check our website 72 hours prior to the Planning Commission meeting: [www.houstonplanning.com](http://www.houstonplanning.com) or Call: 832-393-6624.**

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**Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.**

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Karla Cisneros Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn  
Controller: Chris Brown

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

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**THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL**

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### ***Terminology***

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
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- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

### ***Planning Commission Body, Authority and Obligation***

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

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- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.

# Houston Planning Commission

ITEM: 123

Planning and Development Department

Meeting Date: 01/05/2023

Subdivision Name: Lakeview Retreat Sec 1 partial replat no 1 (DEF 1)

Applicant: Meta Planning + Design LLC



**C – Public Hearings with Variance      Site Location**

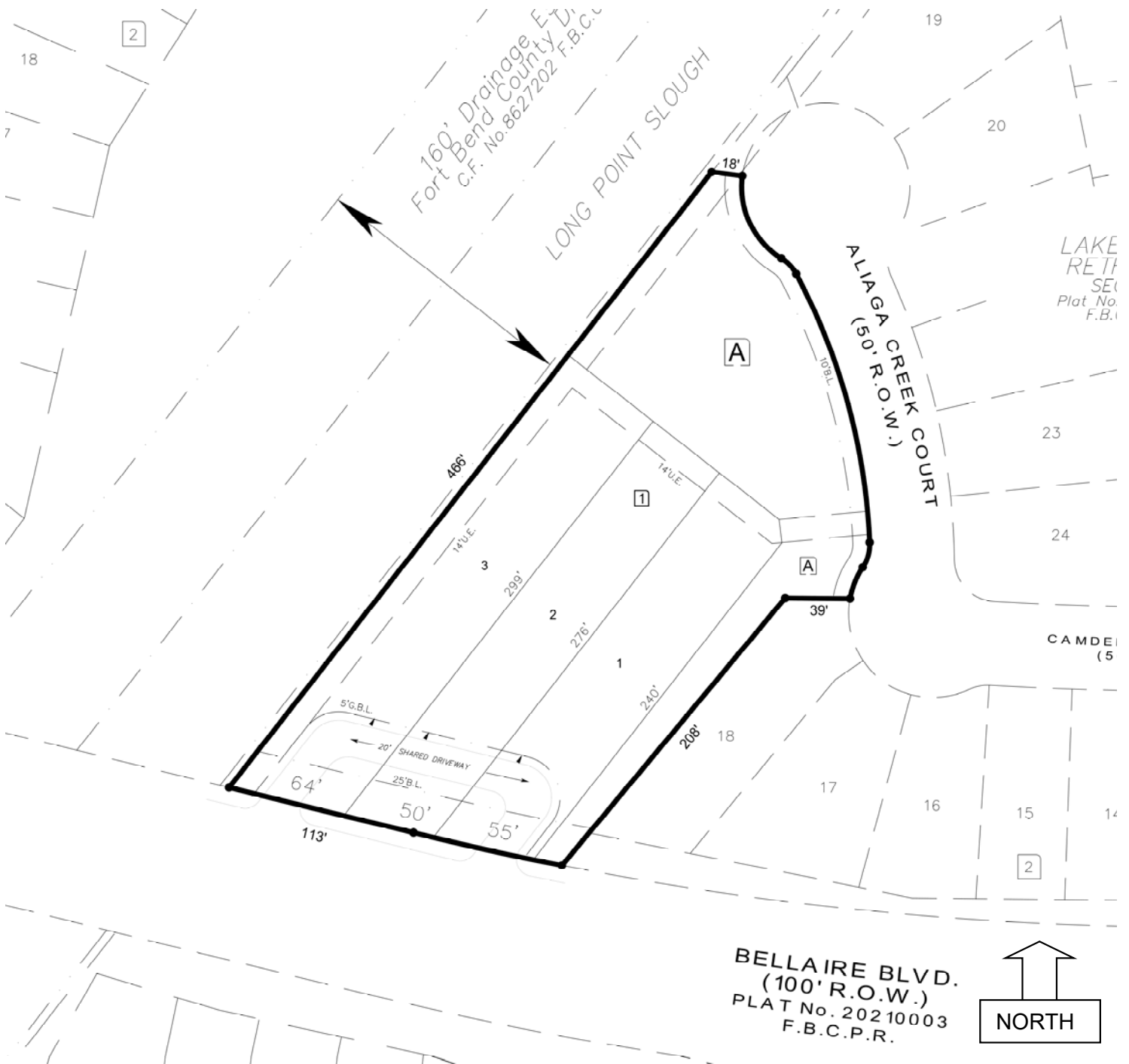
**ITEM: 123**

## Planning and Development Department

**Meeting Date: 01/05/2023**

**Subdivision Name: Lakeview Retreat Sec 1 partial replat no 1 (DEF 1)**

**Applicant: Meta Planning + Design LLC**



## C – Public Hearings with Variance

## Subdivision



# Houston Planning Commission

ITEM: 123

Planning and Development Department

Meeting Date: 01/05/2023

Subdivision Name: Lakeview Retreat Sec 1 partial replat no 1 (DEF 1)

Applicant: Meta Planning + Design LLC



C – Public Hearings with Variance

Aerial





a variance exhibit for  
**LAKEVIEW RETREAT**  
**SEC 1 PARTIAL REPLAT NO.1**  
 prepared for

**D-R HORTON** DRI NYSE  
*America's Builder*

**META**  
 PLANNING & DESIGN

24275 Katy Freeway, Ste. 200  
 Katy, Texas 77494  
 Tel: 281-810-1422

SCALE  
 0 25 50 75

MTA-17001A  
 OCTOBER 3, 2023

THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. THIS DRAWING IS A PLANNING TOOL ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. META PLANNING & DESIGN MAY OR MAY NOT REPRESENT ADDITIONAL INFORMATION PROVIDED BY OTHER CONSULTANTS. META PLANNING & DESIGN DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. META PLANNING & DESIGN SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. META PLANNING & DESIGN SHALL NOT BE RESPONSIBLE FOR ANY CONSEQUENCES ARISING FROM THE USE OF THIS DRAWING. META PLANNING & DESIGN SHALL NOT BE RESPONSIBLE FOR ANY CONSEQUENCES ARISING FROM THE USE OF THIS DRAWING. META PLANNING & DESIGN SHALL NOT BE RESPONSIBLE FOR ANY CONSEQUENCES ARISING FROM THE USE OF THIS DRAWING.

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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**APPLICANT'S  
Variance Request Form**

**Application Number:** 2022-2487  
**Plat Name:** Lakeview Retreat Sec 1 partial replat no 1  
**Applicant:** Meta Planning + Design LLC  
**Date Submitted:** 10/03/2022

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To allow three single-family lots to access a major thoroughfare (Bellaire Blvd) through a shared driveway.

**Chapter 42 Section:** 42-145

**Chapter 42 Reference:**

(a) A subdivision plat within the city may provide for a lot that takes access from a shared driveway within the same subdivision plat as the lot in accordance with the following requirements...

**Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

Lakeview Retreat Section 1 Partial Replat No. 1 is a ±1.72-acre replat containing 3 lots and 1 reserve, and it is a partial replat of Reserve B in Lakeview Retreat Section 1 as recorded in instrument number 21080113 of the Fort Bend County Plat Records. The subject tract is located in the eastern portion of Houston's ETJ, in Fort Bend County, south of the Westpark Tollway, just east of the Harlem Road and Bellaire Boulevard intersection, and just west of the Onyx River and Bellaire Boulevard intersection. The original Lakeview Retreat Section 1 plat restricts Reserve B to landscape/open, and Reserve B consisted of 2.236 acres. The developer is proposing a partial replat for the purpose of converting part of the existing landscape reserve into 3 single-family residential lots. A portion of the landscape reserve will remain and serve as a buffer between the proposed lots and the existing lots. It is proposed that the 3 single-family residential lots will take access to Bellaire Blvd through a shared driveway. Per 42-188, lots may take access to a major thoroughfare through a shared driveway. A shared driveway will allow for three lots to access Bellaire through a single driveway. The shared driveway is circular with 2 proposed curb-cuts, and the shared driveway makes an arc across all 3 lots with a curb-cut at either end on Bellaire Blvd. With the circular drive, there would be no need to back out onto a major thoroughfare; the driver is able to complete a full turnaround on the shared driveway, and the shared driveway serves as a buffer between the major thoroughfare and the individual, private driveways. This allows drivers to decelerate safely before entering their individual driveway. Overall, this configuration has minimal traffic conflict points. The current configuration of the proposed shared driveway is intended to meet all of the requirements as defined in Chapter 42-145. However, the subject tract is located within the City of Houston's ETJ, and per code, shared driveways are not permitted within the ETJ. The only deviation from code will be the placement of a shared driveway within the ETJ. The shared driveway will be maintained by the homeowners; thus, no maintenance burden will be placed on Fort Bend County. Fort Bend County has indicated no objection to the shared driveway.

**(1b) Strict application would make this project infeasible due to the existence of unusual**

physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

NA

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The limitation of the development of shared driveways being only within the city limits is not the result of a hardship created or imposed by the applicant.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent and general purposes of the ordinance for rules governing lot access to thoroughfares and the design of shared driveways will be preserved and maintained.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The granting of the variance will not create any unsafe traffic conditions nor create any undue burden on the adjacent properties, and is therefore not injurious to the public health, safety, or welfare.

**(5) Economic hardship is not the sole justification of the variance.**

The location of the tract within the ETJ is the justification for the granting of the variance.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**APPLICANT'S  
Variance Request Form**

Application Number: 2022-2487  
Plat Name: Lakeview Retreat Sec 1 partial replat no 1  
Applicant: Meta Planning + Design LLC  
Date Submitted: 10/03/2022

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)

**Specific Variance is being sought and extent of variance:**

To allow a plat restriction limiting the use of property specifically to 'open space' use to be amended to permit residential use of that property.

**Chapter 42 Section: 193**

**Chapter 42 Reference:**

[...] (c) Property within a subdivision plat that contains lots restricted to single-family residential or residential use may be replatted to amend a plat restriction only as provided below: (1) A plat restriction limiting the use of property to residential or single-family residential use may be amended to permit the use of that property only for landscape, park, recreation, drainage, or open space uses.

**Statement of Facts**

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land;  
OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Lakeview Retreat Section 1 Partial Replat No. 1 is a ±1.72-acre replat containing 3 lots and 1 reserve, and it is a partial replat of Reserve B in Lakeview Retreat Section 1 as recorded in instrument number 21080113 of the Fort Bend County Plat Records. The subject tract is located in the eastern portion of Houston's ETJ, in Fort Bend County, south of the Westpark Tollway, just east of the Harlem Road and Bellaire Boulevard intersection, and just west of the Onyx River and Bellaire Boulevard intersection. The original Lakeview Retreat Section 1 plat restricts Reserve B to landscape/open, and Reserve B consisted of 2.236 acres. The developer is proposing a partial replat for the purpose of creating 3 single-family residential lots and 1 landscape/open space reserve. At the time the subject property was designated as open space, the parcel was considered undevelopable due to the presence of potential jurisdictional wetlands. This, and any other related designation has since been categorically excluded by a wetland professional as anything environmentally sensitive or hazardous. Without the change in use from open space to single-family residential, reasonable use of the land in a community that is primarily single-family cannot be realized.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The prior designation of the tract as potential jurisdictional wetland was not created or imposed by

the applicant.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent and general purposes of the ordinance for rules governing partial replats of certain property will be preserved and maintained by the granting of the variance.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The granting of the variance will not create any unsafe traffic conditions nor create any undue burden on the adjacent properties, and is therefore not injurious to the public health, safety, or welfare.

**(5) Economic hardship is not the sole justification of the variance.**

The adjacent existing property configurations are the justification for the granting of the variance.





# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

## Public Hearing Notice



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

December 7, 2022

Dear Property Owner:

**Reference Number: 2022-2487; Lakeview Retreat Sec 1 partial replat no 1;** partial replatting of **Lakeview Retreat Sec 1:** being a partial replat of Reserve B Block 1, as recorded in Instrument Number 21080113 of the Fort Bend County Plat Records.

The property is located near the northeast intersection of Baxter Lane and Rumford Lane. The purpose of the replat is to create three (3) single family lots and one (1) reserve. The applicant, **Catlin King**, with **Meta Planning + Design LLC**, on behalf of the developer, DR Horton, can be contacted at **281-810-1422**.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300' of the boundary of the plat. A variance is being requested with this application. The variance(s) request is attached.

The Houston Planning Commission will hold a public meeting to consider this application.

### PLANNING COMMISSION MEETING INFORMATION:

Thursday, January 5, 2023 at 2:30 PM  
City Hall Annex Building, 900 Bagby Street  
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by either attending the meeting at City Council Chamber listed above or attending the meeting via Microsoft Teams at the time listed above. The Microsoft Teams meeting will allow for a two-way video/ audio communication with the Houston Planning Commission. **For instruction on how to join the Microsoft Teams meeting, interested persons are advised to check our website 72 hours prior to the Planning Commission meeting: [www.houstonplanning.com](http://www.houstonplanning.com) or Call: 832-393-6624.**

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Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Greg Travis Karla Cisneros  
Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn  
Controller: Chris Brown

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak

212.015 (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.

NOTE: YOU MUST LIVE OR OWN PROPERTY IN THE PROTEST AREA TO QUALIFY FOR THREE-FOURTHS AFFIRMATIVE VOTE OF PLANNING COMMISSION. THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

### ***Terminology***

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
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# Houston Planning Commission

# ITEM: 124

Planning and Development Department

Meeting Date: 01/05/2023

Subdivision Name: Montgomery County WCID No 1 Lift Station no 3

Applicant: Windrose

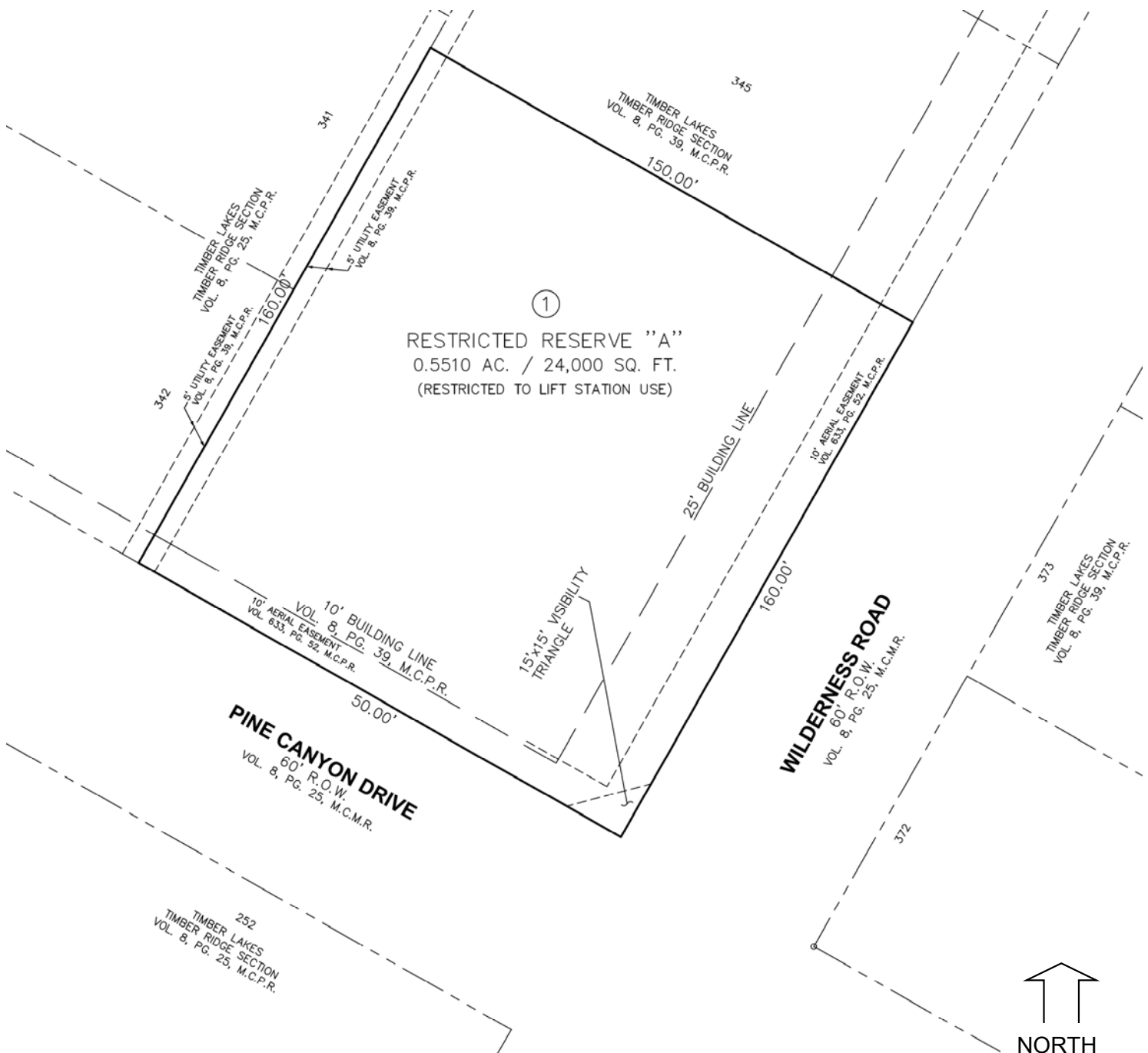


C – Public Hearings

Site Location

Subdivision Name: Montgomery County WCID No 1 Lift Station no 3

Applicant: Windrose





# Houston Planning Commission

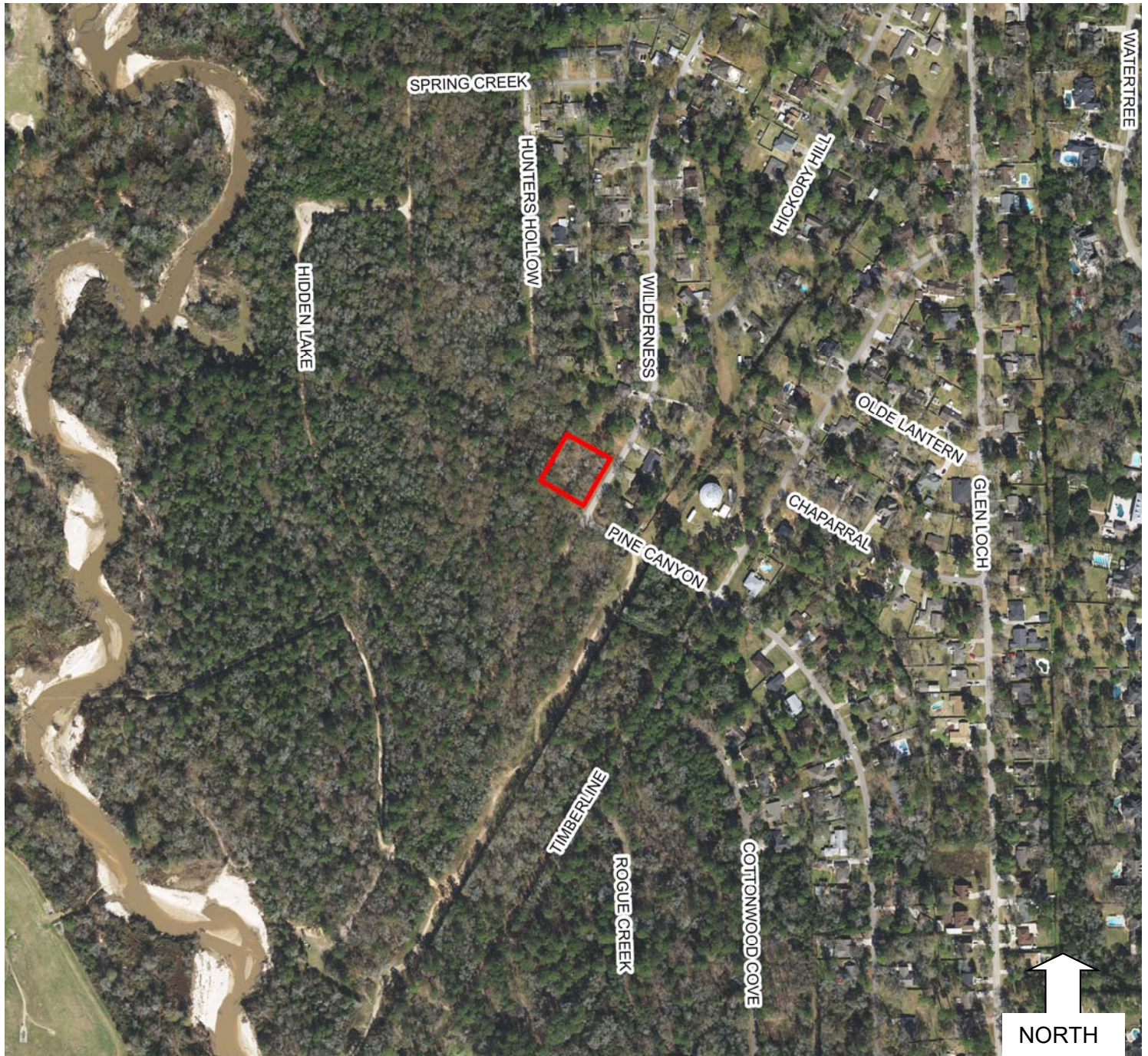
ITEM: 124

Planning and Development Department

Meeting Date: 01/05/2023

Subdivision Name: Montgomery County WCID No 1 Lift Station no 3

Applicant: Windrose



C – Public Hearings

Aerial





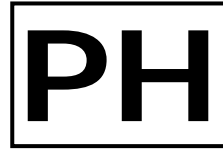
# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

## Public Hearing Notice



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

December 8, 2022

Dear Property Owner:

**Reference Number: 2022-2750; Montgomery County WCID No 1 Lift Station no 3;** a partial replat of "Timber Lakes Timber Ridge Section" being Lots 343 & 344 as recorded in Volume, 9, Page 39 of the Montgomery County Plat Records.

The property is located at the northwestern intersection of Pine Canyon Drive and Wilderness Road, West of Glen Loch Drive and south of Sawdust Road. The purpose of the replat is to create one (1) Reserve restricted to Lift Station Purposes. The applicants, **Amanda Rabius**, with Windrose, on behalf of the developer, **AEI Engineering**, can be contacted at **713-458-2281, ext. 1340**.

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at [planning.publichearing@houstontx.gov](mailto:planning.publichearing@houstontx.gov) or call (832)393-6600.

The Houston Planning Commission will hold a public meeting to consider this application.

### PLANNING COMMISSION MEETING INFORMATION:

Thursday, January 5, 2023, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

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**THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL**

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- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

### ***Planning Commission Body, Authority and Obligation***

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
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### ***Planning Department Staff Authority and Obligation***

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# Houston Planning Commission

## ITEM: 125

Planning and Development Department

Meeting Date: 01/05/2023

Subdivision Name: Neuen Manor partial replat no 29

Applicant: Oc Plans & Permits



C – Public Hearings

Site Location



# Houston Planning Commission

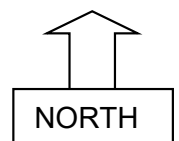
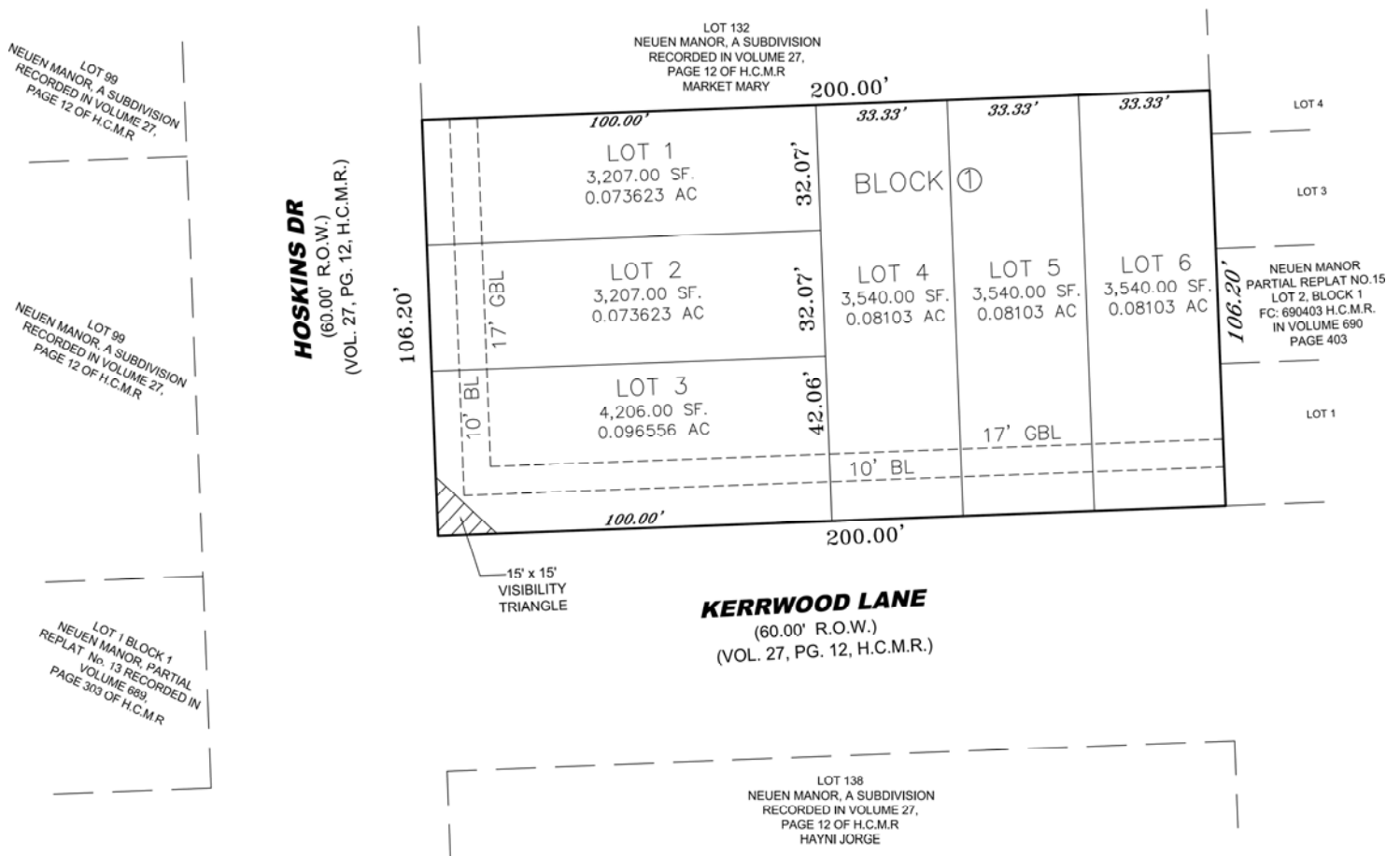
# ITEM: 125

Planning and Development Department

Meeting Date: 01/05/2023

Subdivision Name: Neuen Manor partial replat no 29

Applicant: Oc Plans & Permits



C – Public Hearings

Subdivision

# Houston Planning Commission

ITEM: 125

Planning and Development Department

Meeting Date: 01/05/2023

Subdivision Name: Neuen Manor partial replat no 29

Applicant: Oc Plans & Permits



C – Public Hearings

Aerial





**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**

Mayor

**Public Hearing Notice**



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

December 7, 2022

Dear Property Owner:

**Reference Number: 2022-2574; Neuen Manor partial replat no 29;** a partial replat of **Neuen Manor**, being lot 33, as recorded at Vol 27, pg 12 of the Harris County Map Records.

The property is located at the northeast intersection of Hoskins Dr and Kerrwood Ln east of Blaolock Rd. and north of Hammerly Blvd. The purpose of the replat is to create six (6) single family residential lots. The applicant, Silvia Ortiz, with Oc Plans and Permits, on behalf of Oc Plans and Permits, can be contacted at **281-570-7270**.

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

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The Houston Planning Commission will hold a public meeting to consider this application.

**PLANNING COMMISSION MEETING INFORMATION:**

Thursday, January 5, 2023, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

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Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Mary Nan Huffman  
Karla Cisneros Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn  
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**THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL**

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# Houston Planning Commission

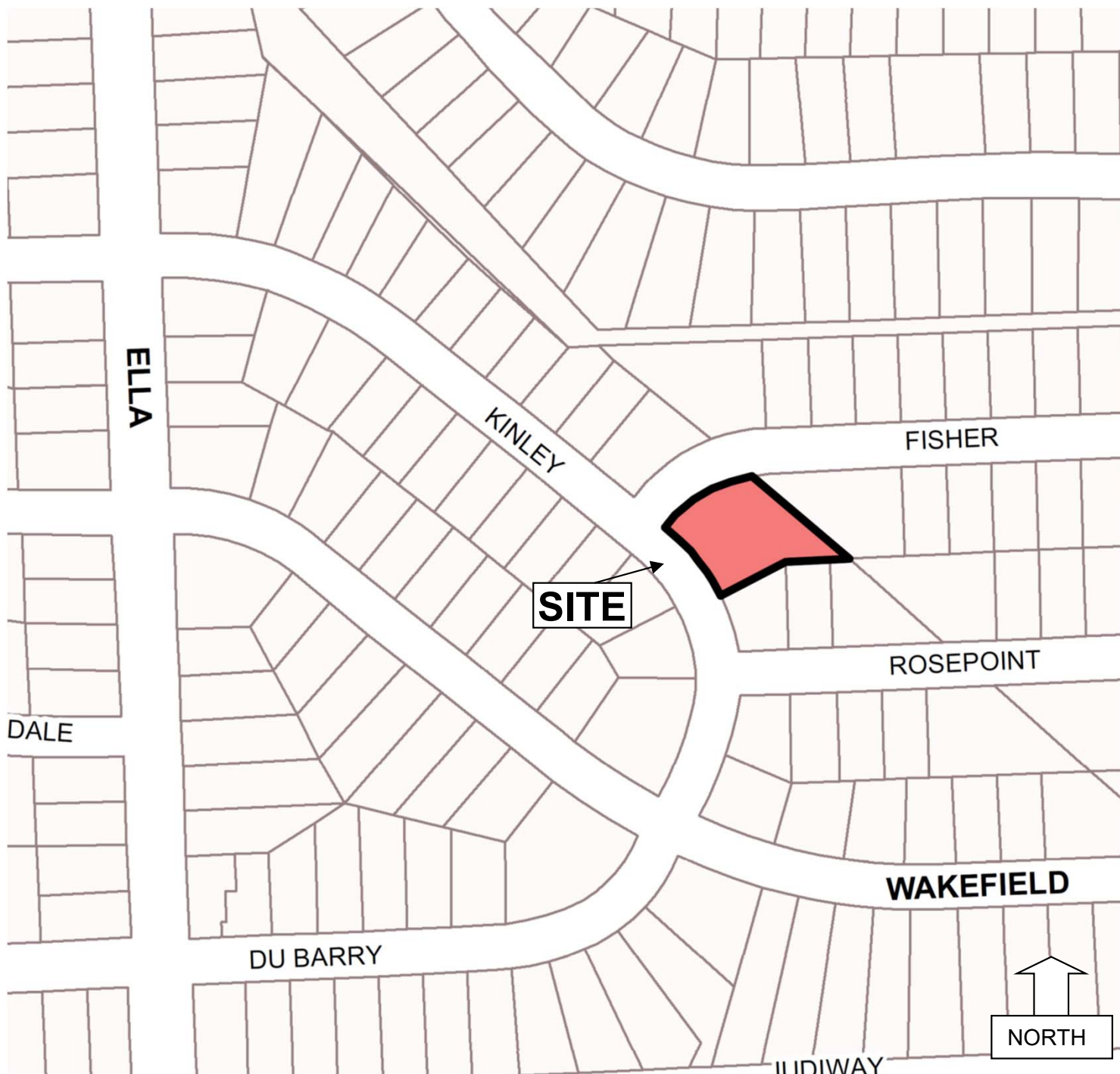
# ITEM: 126

Planning and Development Department

Meeting Date: 01/05/2023

Subdivision Name: Oak Forest Sec 1 partial replat no 5 (DEF 1)

Applicant: ICMC Group Inc.



C – Public Hearings

Site Location

# Houston Planning Commission

# ITEM: 126

Planning and Development Department

Meeting Date: 01/05/2023

Subdivision Name: Oak Forest Sec 1 partial replat no 5 (DEF 1)

Applicant: ICMC Group Inc.



C – Public Hearings

Subdivision



# Houston Planning Commission

## ITEM: 126

Planning and Development Department

Meeting Date: 01/05/2023

Subdivision Name: Oak Forest Sec 1 partial replat no 5 (DEF 1)

Applicant: ICMC Group Inc.



C – Public Hearings

Aerial



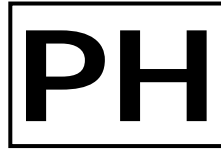
# CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

## Public Hearing Notice



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

December 7, 2022

Dear Property Owner:

**Reference Number: 2022-2488; Oak Forest Sec 1 partial replat no 5;** a replat of **Oak Forest Sec 1 partial replat no 4**, being Lot 1 and Lot 2, in Block 1, as recorded in Film Code No. 699266 of the Harris County Map Records.

The property is located east of Ella Boulevard, at the southeast intersection of Kinley Lane and Fisher Street. The purpose of the replat is to change the building line of Lot 1 from a 15' building to 25' building line. The applicant, **Gina Poveda**, with ICMC GROUP INC, on behalf of John Deakins, the developer, can be contacted at **713-681-5757**.

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

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Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Mary Nan Huffman  
Karla Cisneros Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn  
Controller: Chris Brown



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# Houston Planning Commission

## ITEM: 127

Planning and Development Department

Meeting Date: 01/05/2023

Subdivision Name: Spring Branch Villa partial replat no 4

Applicant: PLS CONSTRUCTION LAYOUT, INC



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

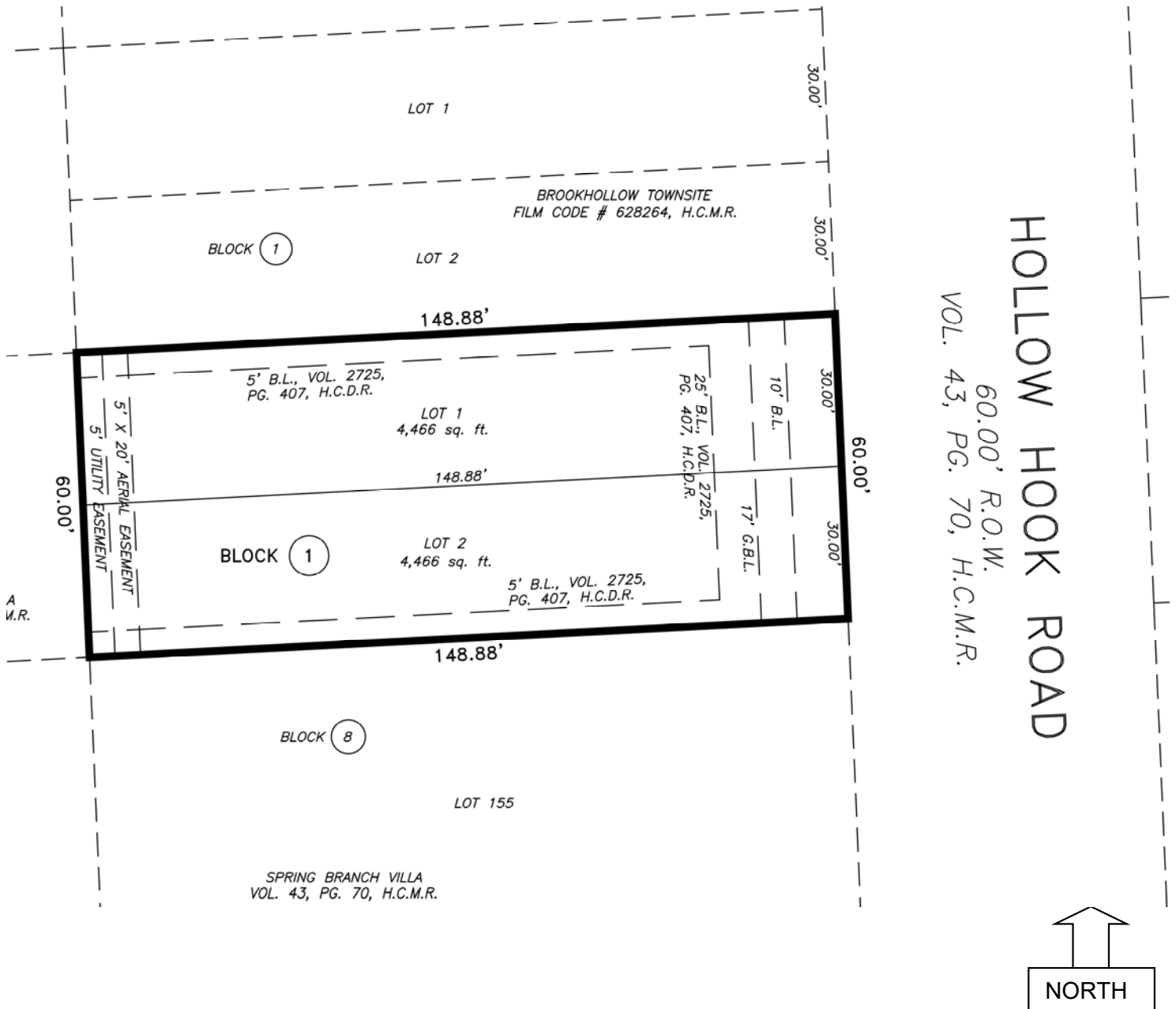
ITEM: 127

Planning and Development Department

Meeting Date: 01/05/2023

Subdivision Name: Spring Branch Villa partial replat no 4

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings

Subdivision



# Houston Planning Commission

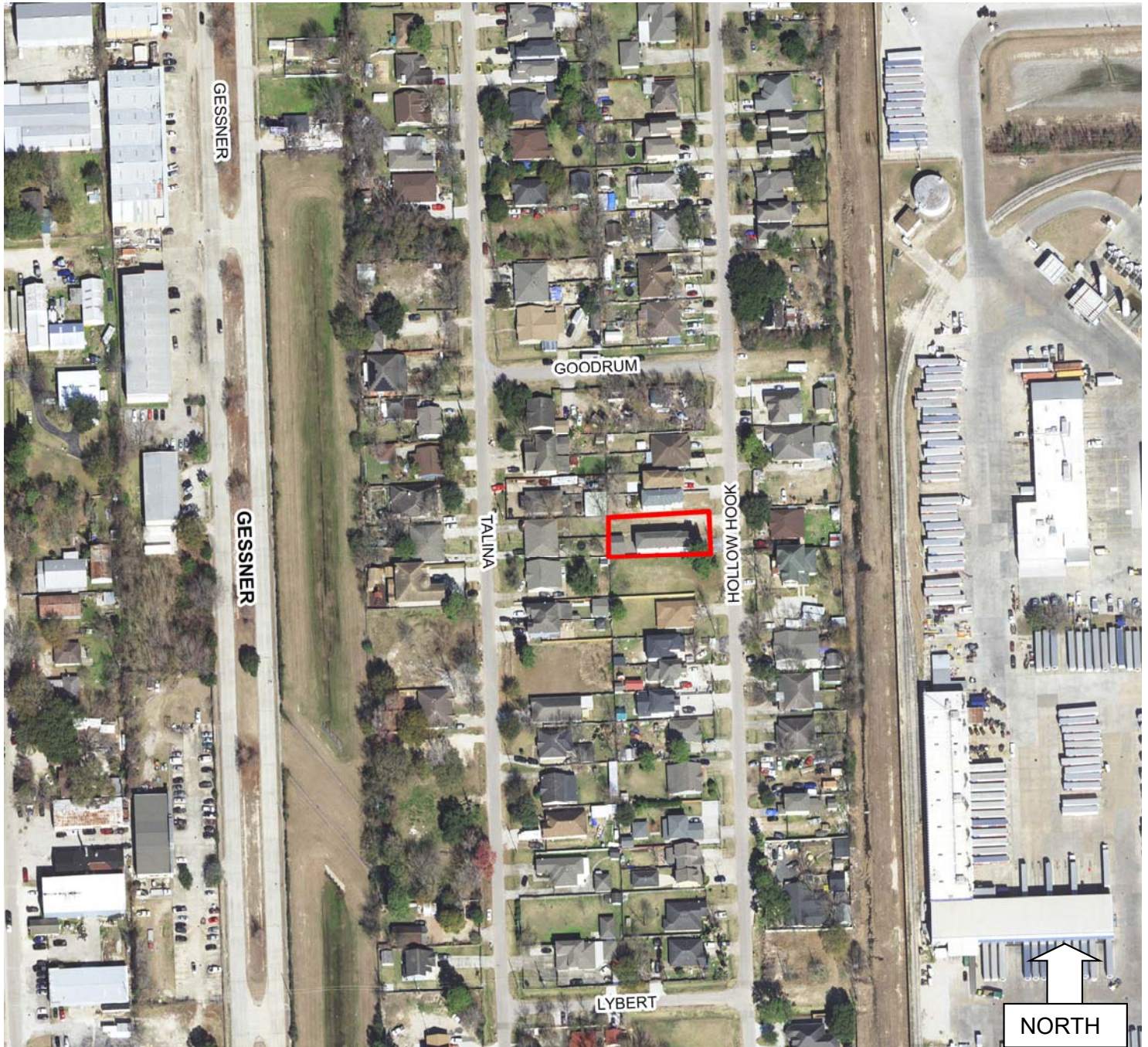
ITEM: 127

Planning and Development Department

Meeting Date: 01/05/2023

Subdivision Name: Spring Branch Villa partial replat no 4

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings

Aerial



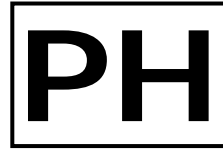
# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

## Public Hearing Notice



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

December 7, 2022

Dear Property Owner:

**Reference Number: 2022-2481; Spring Branch Villa partial replat no 4;** a replat of **Spring Branch Villa**, being Lot 154, Block 8, as recorded in Vol. 43, pg. 70 of the Harris County Map Records.

The property is located along Hollow Hook Road, south of Goodrum Road, east of Gessner Road. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Uriel Figueroa** with PLS CONSTRUCTION LAYOUT, INC, on behalf of 3h Engineering & Construction, Inc, the developer, can be contacted at **713-480-4075**.

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

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# Houston Planning Commission

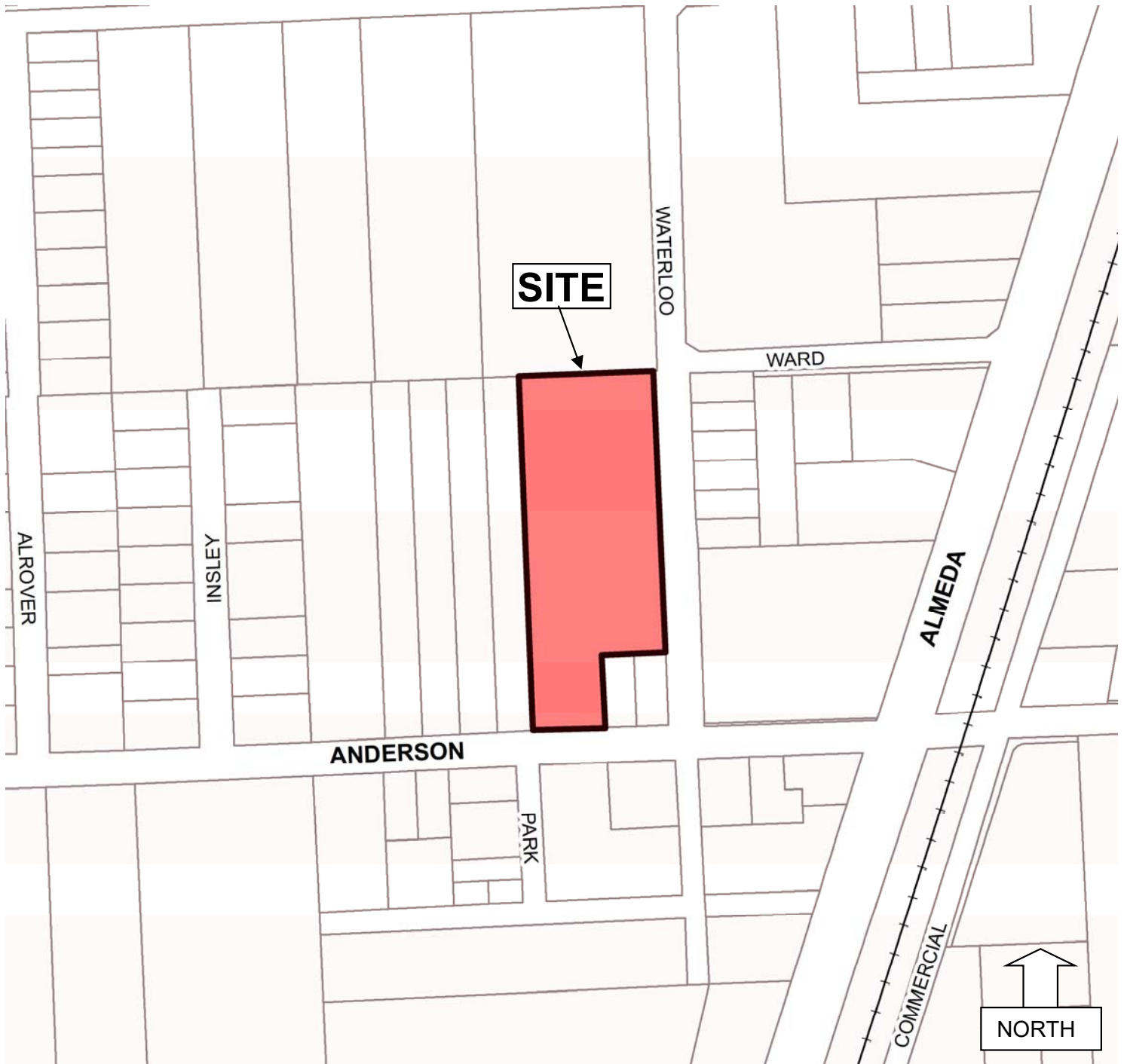
## ITEM: 128

Planning and Development Department

Meeting Date: 01/05/2023

Subdivision Name: Waterloo Crossing

Applicant: Total Surveyors Inc



C – Public Hearings

Site Location



## Subdivision

# Houston Planning Commission **ITEM: 128**

Planning and Development Department

Meeting Date: 01/05/2023

Subdivision Name: Waterloo Crossing

Applicant: Total Surveyors Inc



**C – Public Hearings**

**Aerial**





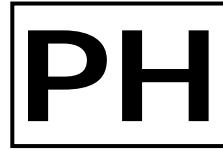
# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

## Public Hearing Notice



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

December 7, 2022

Dear Property Owner:

**Reference Number: 2022-2826; Waterloo Crossing;** a partial replat of **Allison-Richey Company's Re-survey of Fruitland Addition and Waterloo Homes**, being a portion of lot 2, in Block 18 of Allison-Richey Company's Re-survey of Fruitland Addition, as recorded at Vol 3, pg 46 of the Harris County Map Records and all of lots 3,4,5,6, and 7 in block 1 of Waterloo Homes in Film Code no 581121.

The property is located north along of Anderson Road, west along Waterloo Drive. The purpose of the replat is to create one (1) unrestricted reserve. The applicant, Kevin Kolb, with Total Surveyors, Inc, on behalf of Techpro Developers, LLC, can be contacted at **281-479-8719**.

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

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**Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.**

Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Mary Nan Huffman  
Karla Cisneros Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn  
Controller: Chris Brown

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2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak

**THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL**

### ***Terminology***

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots, and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly, and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

### ***Planning Commission Body, Authority and Obligation***

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

### ***Planning Department Staff Authority and Obligation***

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.



# Houston Planning Commission

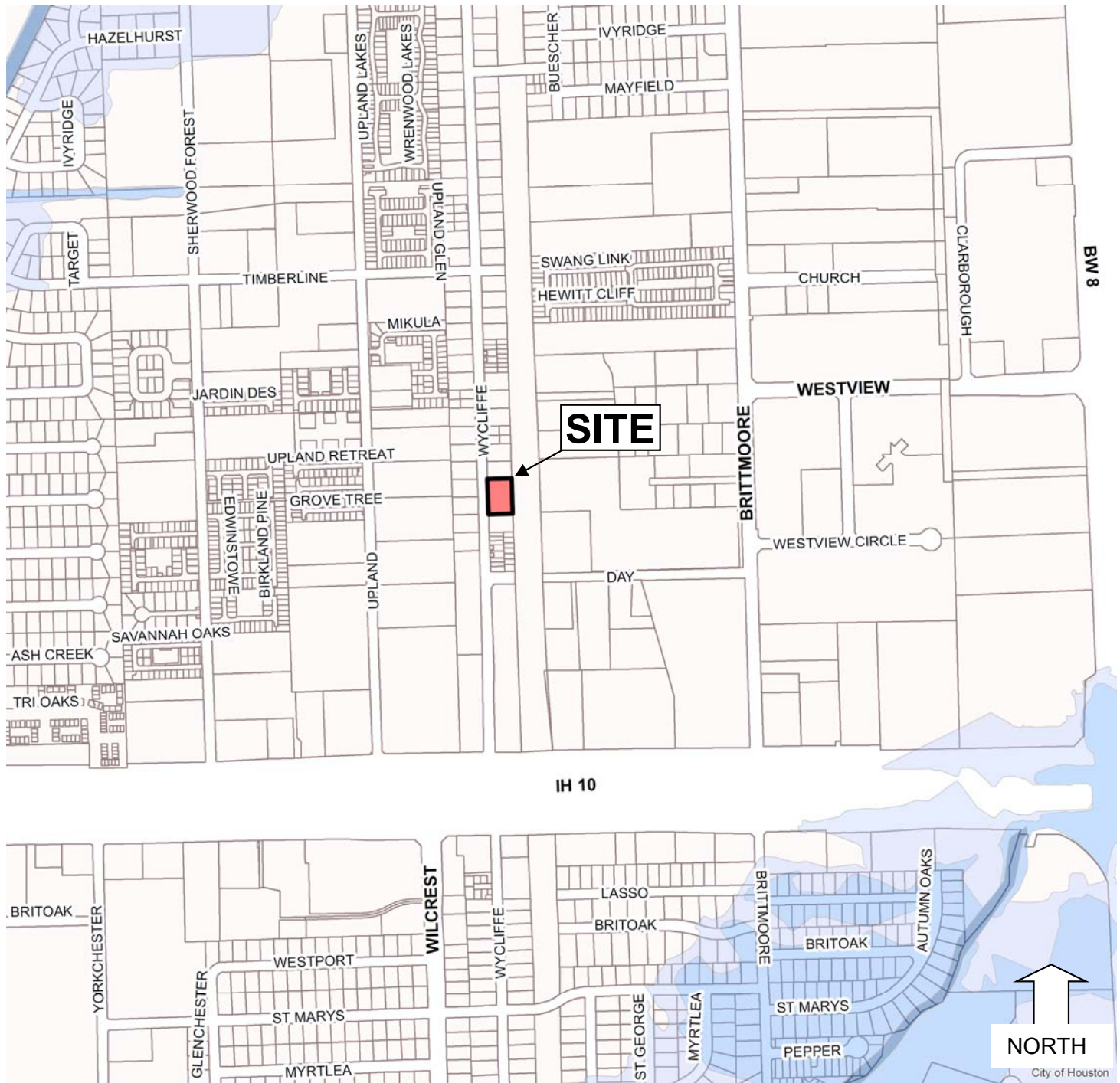
# ITEM: 129

Planning and Development Department

Meeting Date: 01/05/2023

**Subdivision Name: Wrenwood partial replat no 5**

**Applicant: South Texas Surveying Associates, Inc.**

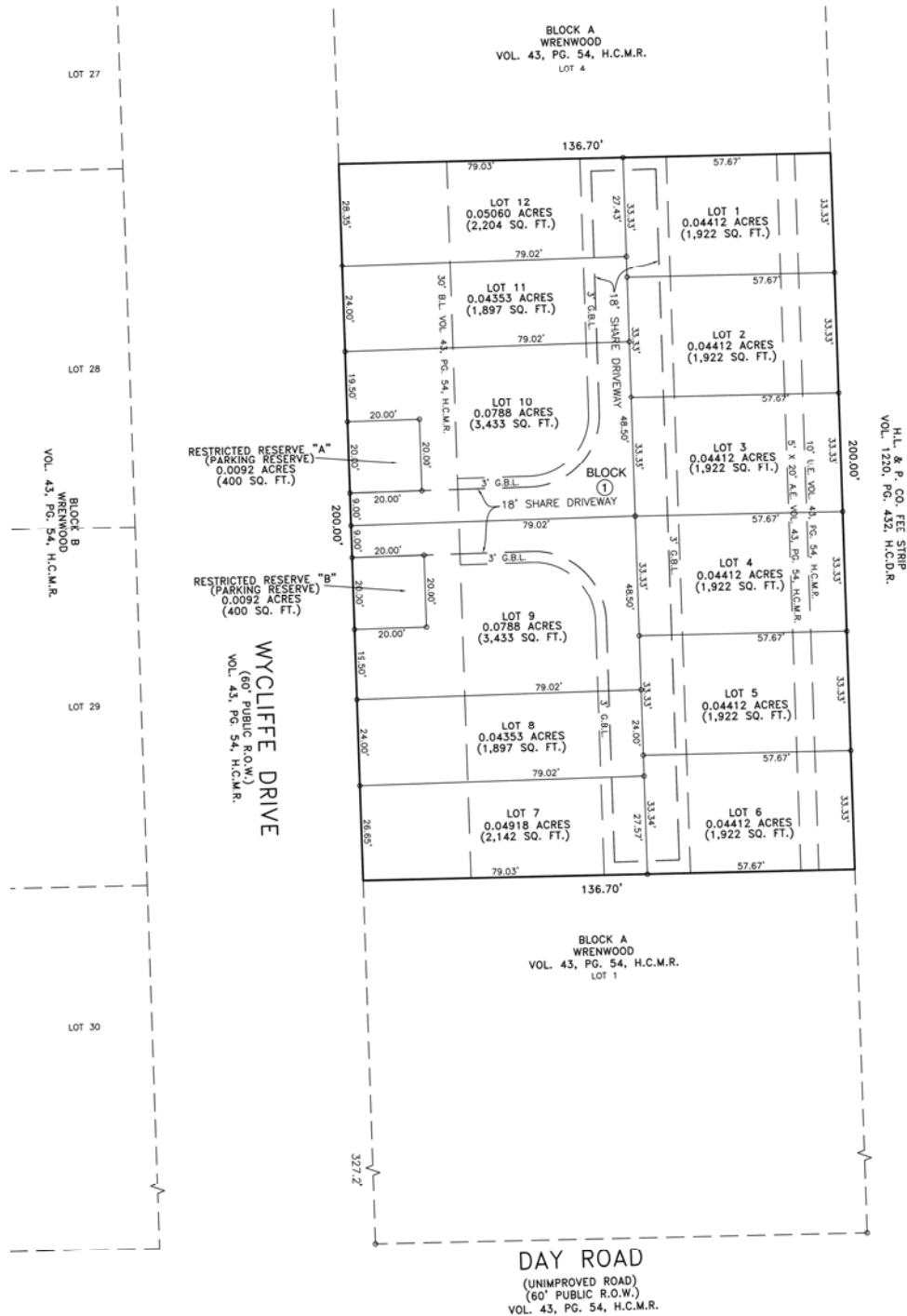


**C – Public Hearings**

**Site Location**

**Subdivision Name: Wrenwood partial replat no 5**

**Applicant: South Texas Surveying Associates, Inc.**





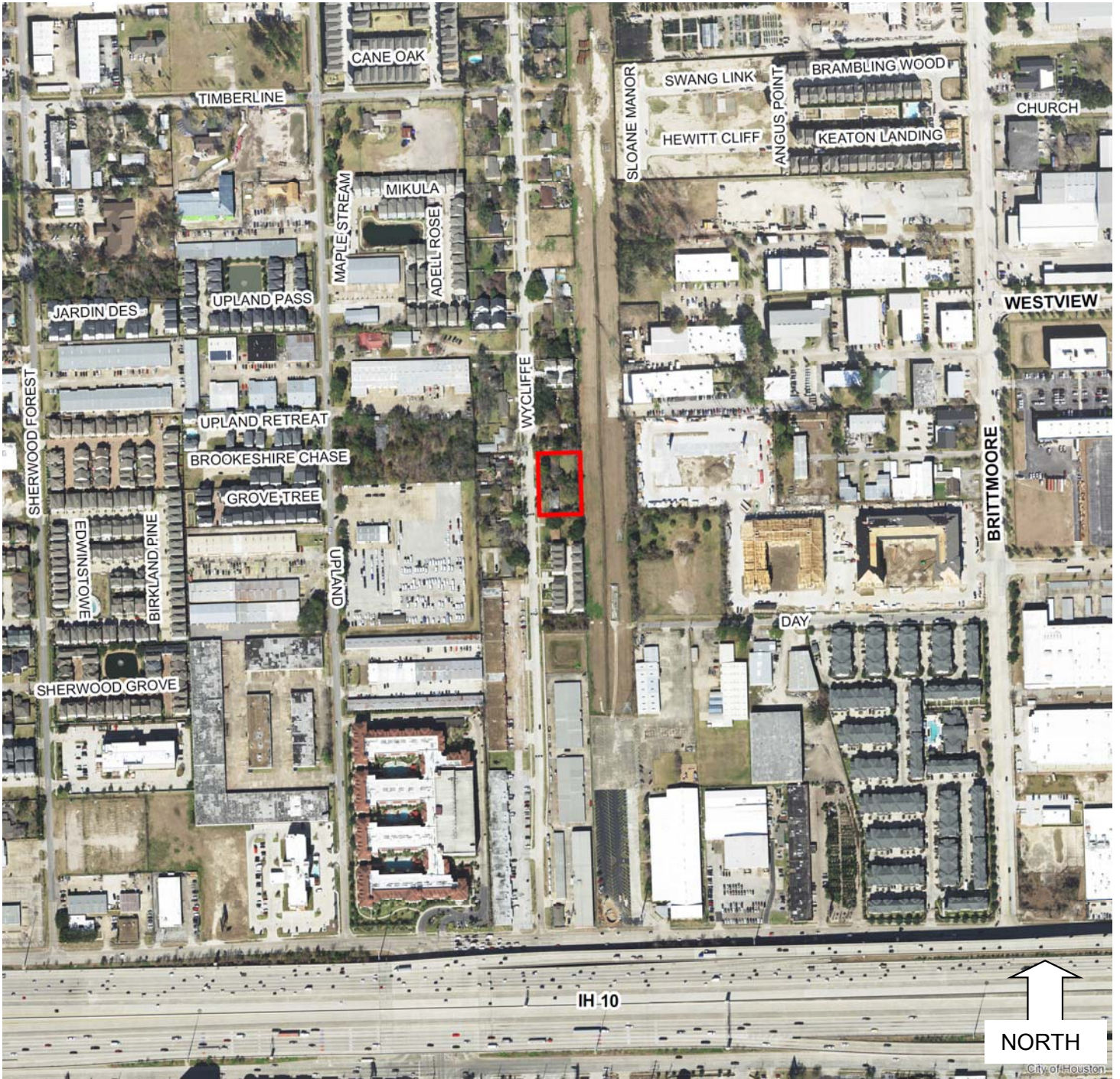
**ITEM: 129**

## Planning and Development Department

**Meeting Date: 01/05/2023**

**Subdivision Name: Wrenwood partial replat no 5**

**Applicant: South Texas Surveying Associates, Inc.**



## C – Public Hearings

# Aerial



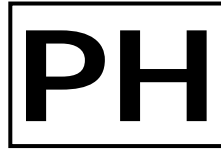
# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

## Public Hearing Notice



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

December 7, 2022

Dear Property Owner:

**Reference Number: 2022-2739; Wrenwood partial replat no 5;** a partial replat of **Wrenwood**, being lots 2 and 3, in Block A of Wrenwood, as recorded at Vol 43, pg 54 of the Harris County Map Records.

The property is located east along Wycliffe Drive, north of Interstate Highway 10. The purpose of the replat is to create twelve (12) single family residential lots and 2 reserves. The applicant, **Brianna Hamilton**, with South Texas Surveying Associates, Inc., on behalf of the developer, CS1 Properties, LLC, can be contacted at **281-556-6918**

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at [planning.publichearing@houstontx.gov](mailto:planning.publichearing@houstontx.gov) or call (832)393-6600.

The Houston Planning Commission will hold a public meeting to consider this application.

### PLANNING COMMISSION MEETING INFORMATION:

Thursday, January 5, 2023, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by either attending the meeting at City Council Chamber listed above or attending the meeting via Microsoft Teams at the time listed above. The Microsoft Teams meeting will allow for a two-way video/ audio communication with the Houston Planning Commission. **For instruction on how to join the Microsoft Teams meeting, interested persons are advised to check our website 72 hours prior to the Planning Commission meeting: [www.houstonplanning.com](http://www.houstonplanning.com) or Call: 832-393-6624.**

**Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.**

Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Mary Nan Huffman  
Karla Cisneros Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn  
Controller: Chris Brown



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- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

### ***Planning Commission Body, Authority and Obligation***

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

### ***Planning Department Staff Authority and Obligation***

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.

# Houston Planning Commission      ITEM: 130

Planning and Development Department

Meeting Date: 01/05/2023

Subdivision Name: Carver Landing

Applicant: Pioneer Engineering LLC



**D – Variances**

**Site Location**

## Subdivision



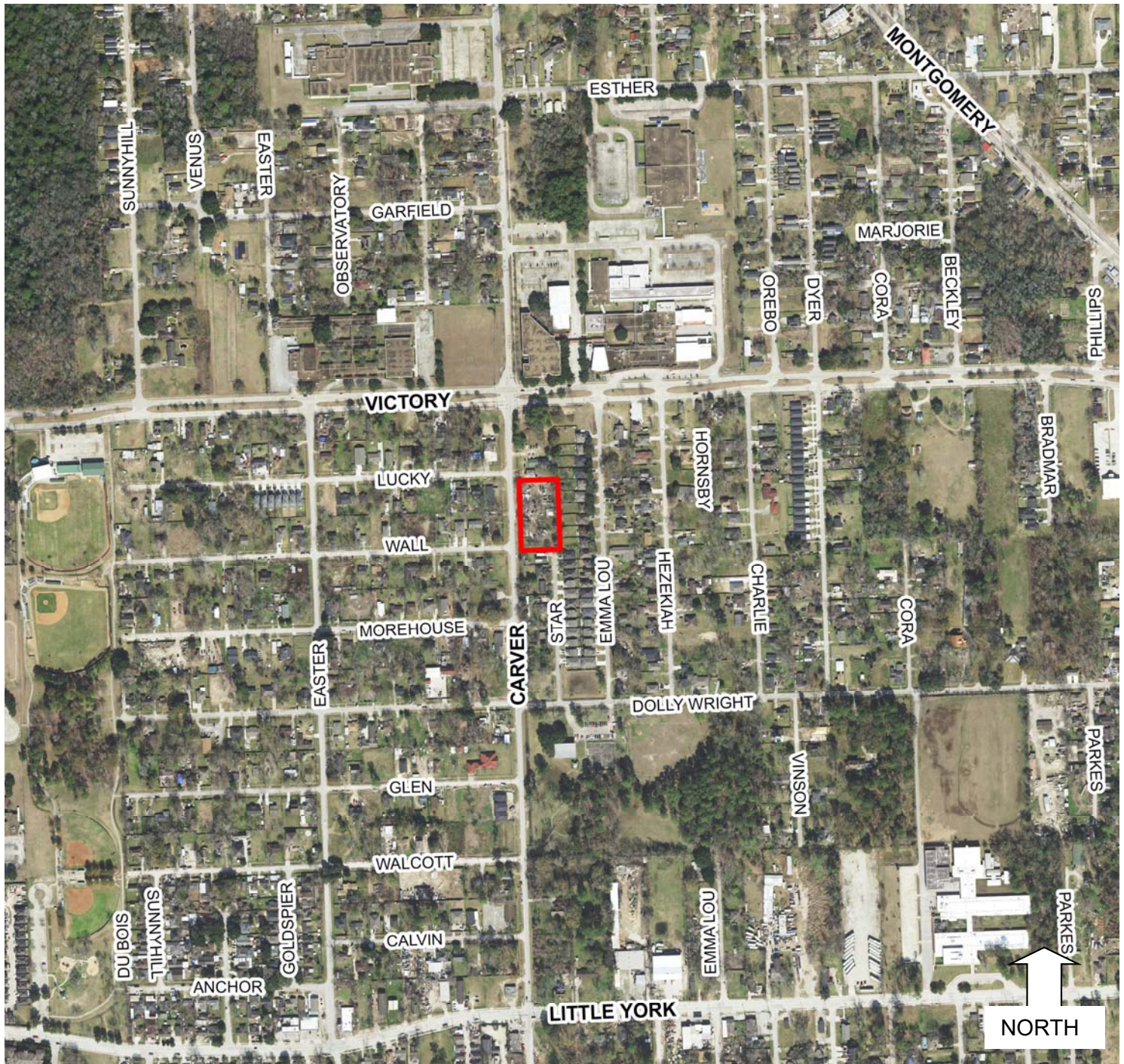
# Houston Planning Commission      ITEM: 130

Planning and Development Department

Meeting Date: 01/05/2023

Subdivision Name: Carver Landing

Applicant: Pioneer Engineering LLC



D – Variances

Aerial





Application Number: 2022-2887

Plat Name: Carver Landing

Applicant: Pioneer Engineering, LLC

Date Submitted: 12/02/2022

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)

**Specific Variance is being sought and extent of variance:**

To avoid extending North Star Street, north to south, through this development property and to terminate with alternate turnaround instead of a cul-de-sac.

**Chapter 42 Section: 134 (a)**

**Chapter 42 Reference:**

A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted.

### Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land;**  
**OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

The owners are subdividing the property for single-family residential lots. Property is located at the east side of Carver Road (major collector street), approximately 304.53' south of South Victory Drive (principal thoroughfare street). Property is also approximately 165.00' west of the local street, Emma Lou Street. The north portion of North Star Street, a local street, terminates along the southeast property line of this development site and the south portion terminates approximately 635' at Dolly Wright Street. There are no immediate plans from the City to extend North Star Street per the current major thoroughfare & freeway plan (MTFP), and North Star Street is currently not extended or connecting at any other area of the City. Extending North Star Street through this parcel would cause noncompliance with the minimum 600' intersection spacing requirement along major thoroughfare streets, such as South Victory Drive. The intersection spacing between Carver Road and Emma Lou Street is approximately 330'. North Star Street is currently 40' wide right-of-way and needs to be widened to be 50' wide per City Ordinance. Proposing cul-de-sac would impact and depend on the abutting west property to dedicate necessary street widening and area for proper turnaround design. The time for street dedication by abutting owner and construction of cul-de-sac is undetermined. However, by providing an alternate vehicular turnaround instead of a cul-de-sac, immediate development and use of turnaround which would be beneficial for safety and better traffic circulation for the residents and emergency vehicles.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant. The circumstances are the result of the existing surrounding street design.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent and general purposes of this chapter will be preserved and maintained because the intersecting spacing and turnaround will not present as an issue when the surrounding properties continue to develop along Carver Road, North Star Street and Emma Lou Street.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The granting of the variance will not be injurious to the public health and safety or welfare; there is adequate circulation in the area with the existing street design and proposed turnaround will provide additional safety and better traffic circulation on North Star Street.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification of the variance. Variance is based on both existing street layout and avoiding street intersection problems.





# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

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Houston, Texas 77251-1562

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F. 832.393.6662  
[www.houstontx.gov](http://www.houstontx.gov)

December 9, 2022

## NOTICE OF VARIANCE

**PROJECT NAME:** Carver Landing  
**REFERENCE NUMBER:** 2022-2887



Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located east along Carver Road between S. Victory Drive and north Dolly Wright Street. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Pioneer Engineering, LLC, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to not extend a stub street "North Star Street". Enclosed are copies of the variance request, the proposed subdivision plat, and the site plan submitted by the applicant.

The Planning and Development Department staff is currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission is the non-legislative body authorized to review and render decisions on subdivision applications and requests. A sign with this information has also been posted on the project site. The Houston Planning Commission will hold a public meeting to consider this application.

### **PLANNING COMMISSION MEETING INFORMATION:**

Thursday, January 5 2023, beginning at 2:30 p.m.  
City Hall Annex Building, 900 Bagby Street  
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by either attending the meeting at City Council Chamber listed above or attending the meeting via Microsoft Teams at the time listed above. The Microsoft Teams meeting will allow for a two-way video/ audio communication with the Houston Planning Commission. **For instruction on how to join the Microsoft Teams meeting, interested persons are advised to check our website 72 hours prior to the Planning Commission meeting: [www.houstonplanning.com](http://www.houstonplanning.com) or Call: 832-393-6624.**

You may also submit comments or sign up as speakers in the following ways:

1. Send email to: [speakercomments.pc@houstontx.gov](mailto:speakercomments.pc@houstontx.gov),

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2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

For additional information regarding this project, please call **Karla Hernandez** at **832.307.0010**. You may also contact Geoff Butler with the Planning and Development Department regarding this notice via email at [Geoff.butler@houstontx.gov](mailto:Geoff.butler@houstontx.gov) or call (832)393-6528. To view the complete Planning Commission meeting agenda, go to [www.houstonplanning.com](http://www.houstonplanning.com). Information on the reverse side of this page explains more about the terminology used in this letter.

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Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

## **TERMINOLOGY**

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

## **PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION**

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

## **PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION**

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

## **CITY OF HOUSTON SEC. 42-82 AND 42-83**

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

## **PROPERTY OWNERSHIP INFORMATION**

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.



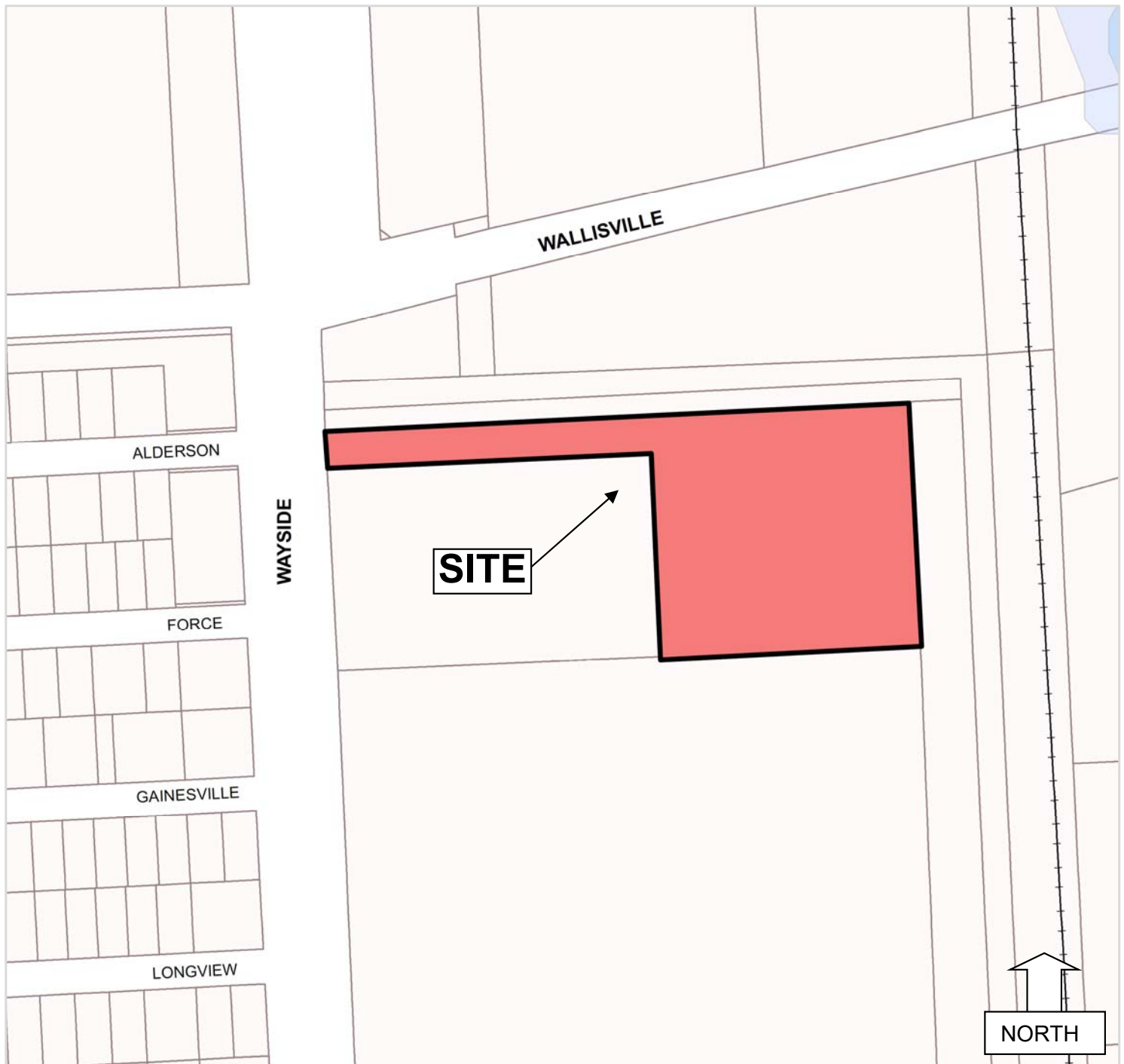
# Houston Planning Commission      ITEM: 131

Planning and Development Department

Meeting Date: 01/05/2023

Subdivision Name: CenterPoint Energy Wallisville Substation no 2

Applicant: Pape-Dawson Engineers



**D – Variances**

**Site Location**

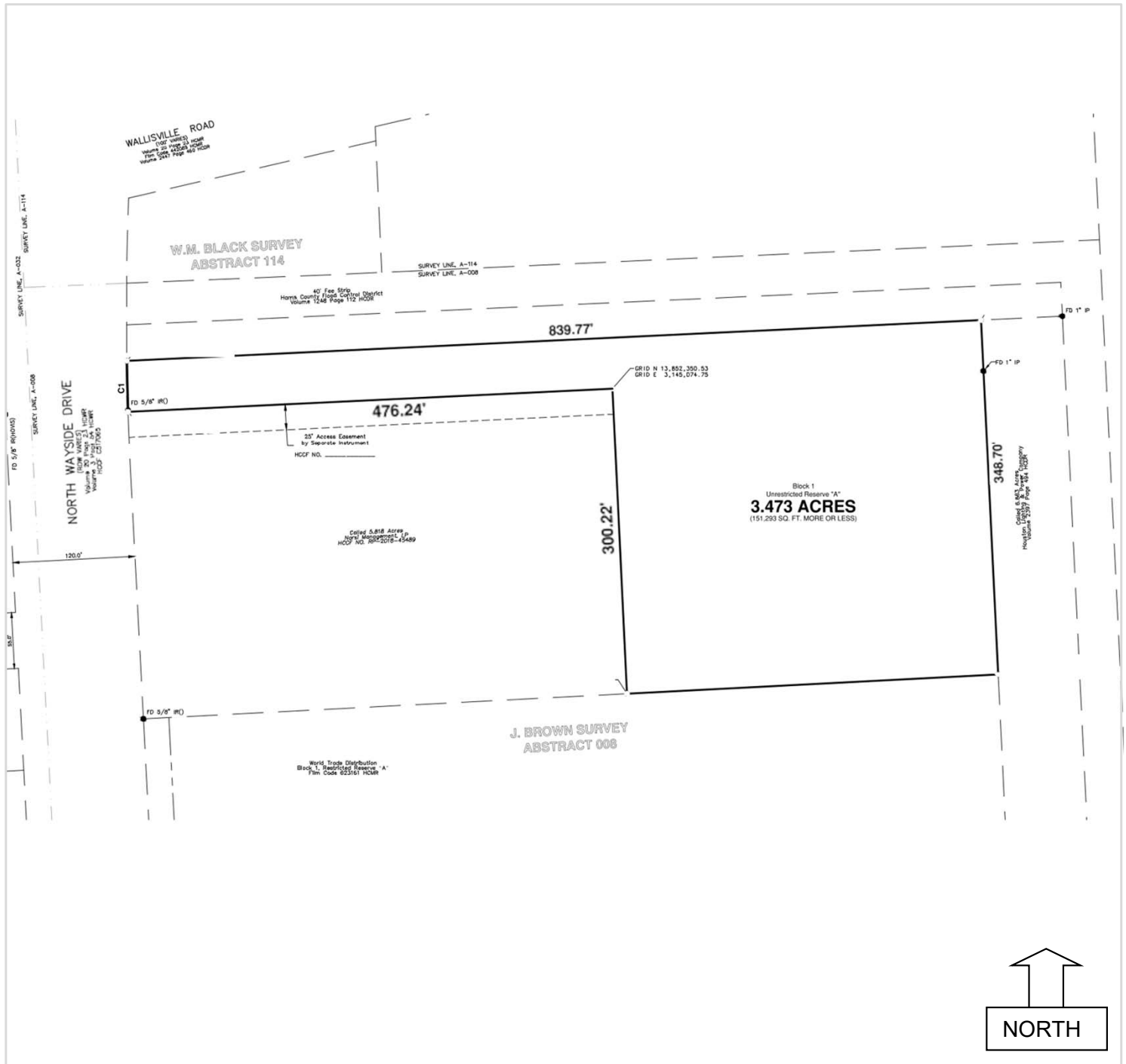
# Houston Planning Commission      ITEM: 131

Planning and Development Department

Meeting Date: 01/05/2023

Subdivision Name: CenterPoint Energy Wallisville Substation no 2

Applicant: Pape-Dawson Engineers



D – Variances

Subdivision

# Houston Planning Commission      ITEM: 131

Planning and Development Department

Meeting Date: 01/05/2023

Subdivision Name: CenterPoint Energy Wallisville Substation no 2

Applicant: Pape-Dawson Engineers



D – Variances

Aerial





**Application Number:** 2022-2701

**Plat Name:** CenterPoint Energy Wallisville Substation no 2

**Applicant:** Pape-Dawson Engineers

**Date Submitted:** 10/31/2022

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

We are requesting a variance from the planning department for approval of the subdivision plat of CenterPoint Energy Wallisville Substation No. 2 with a ROW frontage of 50 foot. This site also has an adjacent 25-foot access easement as recorded in RP-2022-295598. This substation will transfer high voltage down to Commercial and Residential Use.

**Chapter 42 Section:** 42-190c

**Chapter 42 Reference:**

Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located and the minimum frontage as applicable to the type of reserve.

### Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land;**  
OR

NA

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

We are requesting a variance from the planning department for approval of the subdivision plat of CenterPoint Energy Wallisville Substation No. 2 with a ROW frontage of 50 foot instead of the required 60 foot requirement. This site also has an adjacent 25-foot access easement as recorded in RP-2022-295598. Centerpoint has access rights to 75 feet of frontage. This proposed site will be a substation for CenterPoint. The projected ingress and egress to this site once constructed, will be roughly two trips per month for inspections and maintenance. The current Chapter 42 requirement for frontage for a lift station/water treatment plant site is 20 feet of public right-of-way. This proposed substation will look and act just like a lift station/water treatment plant site. The provided 50 foot of frontage exceeds the 20' requirement. The provided 50 foot in conjunction with the 25 foot easement exceeds the 60 foot requirement. The applicant and owner feel that the plat as presented provide a happy median of the intent of Chapter 42.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

By creating this substation CenterPoint will be able to transfer high voltage energy into lower level delivered to commercial and residential properties.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

This site will follow the general guidelines of a Water Treatment site or Lift Station. which requires a 50' or 20' right of way frontage and will be used for the initial construction, maintenance and inspections. The very low volume of ingress and egress also contribute to the preservation of Chapter 42.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

CenterPoint Energy takes safety seriously, there will be measures installed for the public health, safety and welfare.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification for this site. By allowing and approving this variance you will be supplying commercial and residential site electricity to power home lighting, run air condition and heating, charging cars and supplying power for student, cooking and the everyday task that energy provides to live.



# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

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Houston, Texas 77251-1562

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[www.houstontx.gov](http://www.houstontx.gov)

December 9, 2022

## NOTICE OF VARIANCE

**PROJECT NAME:** CenterPoint Energy Wallisville Substation no 2

**REFERENCE NUMBER:** 2022-2701

**VAR**

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along North Wayside Drive south of Wallisville Road. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Pape-Dawson Engineers, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow an unrestricted reserve to have 50' of frontage along North Wayside as opposed to the required 60'. Enclosed are copies of the variance request and the proposed subdivision plat.

The Planning and Development Department staff is currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission is the non-legislative body authorized to review and render decisions on subdivision applications and requests. A sign with this information has also been posted on the project site. The Houston Planning Commission will hold a public meeting to consider this application.

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City Council Chamber, Public Level, Houston, Texas

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2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

For additional information regarding this project, please call **Jeni Benson** at **281-655-0634**. You may also contact Geoff Butler with the Planning and Development Department regarding this notice via email at [Geoff.butler@houstontx.gov](mailto:Geoff.butler@houstontx.gov) or call (832)393-6528. To view the complete Planning Commission meeting agenda, go to [www.houstonplanning.com](http://www.houstonplanning.com). Information on the reverse side of this page explains more about the terminology used in this letter.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

## **TERMINOLOGY**

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

## **PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION**

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

## **PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION**

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

## **CITY OF HOUSTON SEC. 42-82 AND 42-83**

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

## **PROPERTY OWNERSHIP INFORMATION**

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

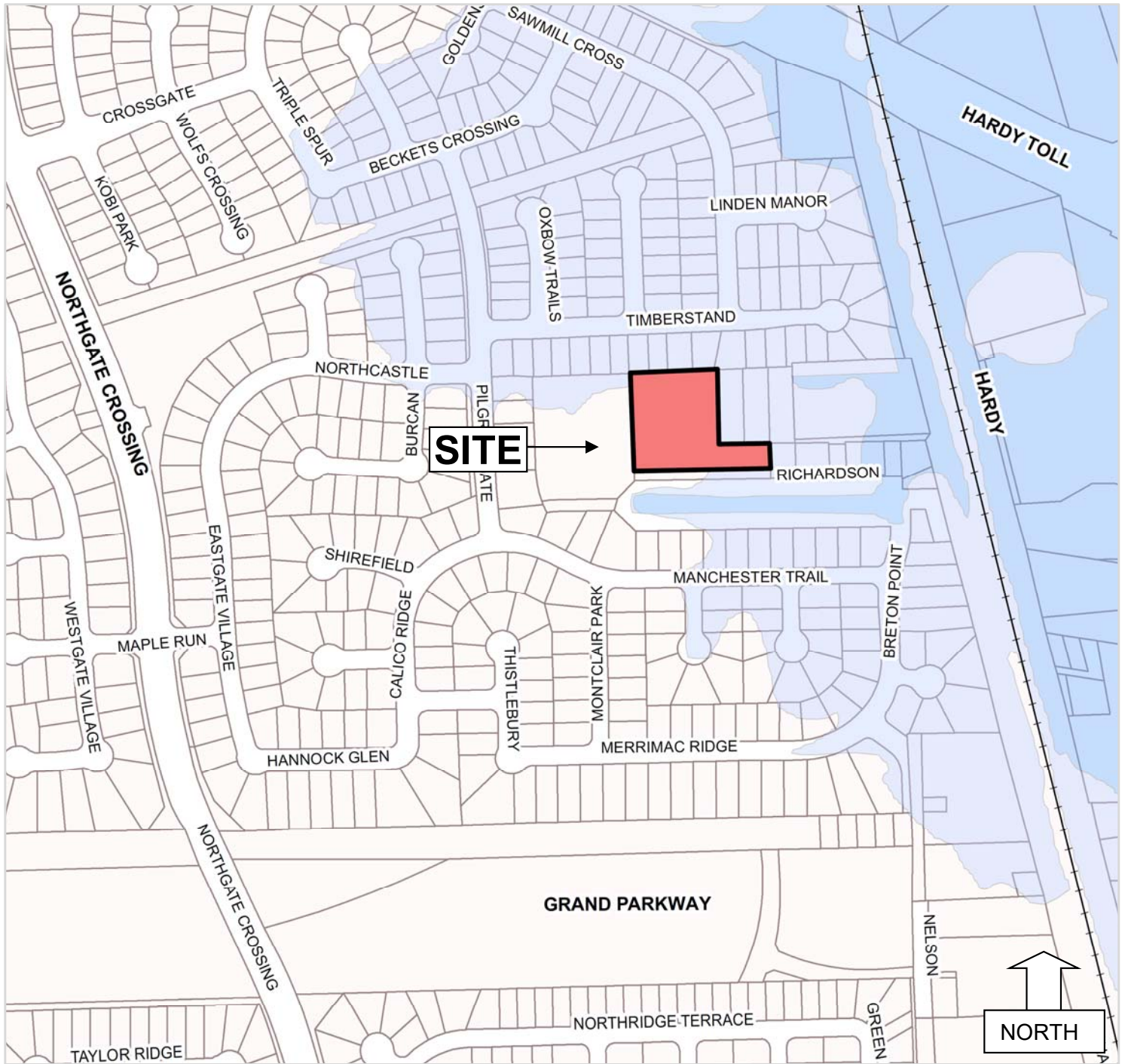
# Houston Planning Commission      ITEM: 132

Planning and Development Department

Meeting Date: 01/05/2023

Subdivision Name: Expedia Towing

Applicant: Texas Land Maps



**D – Variances**

**Site Location**

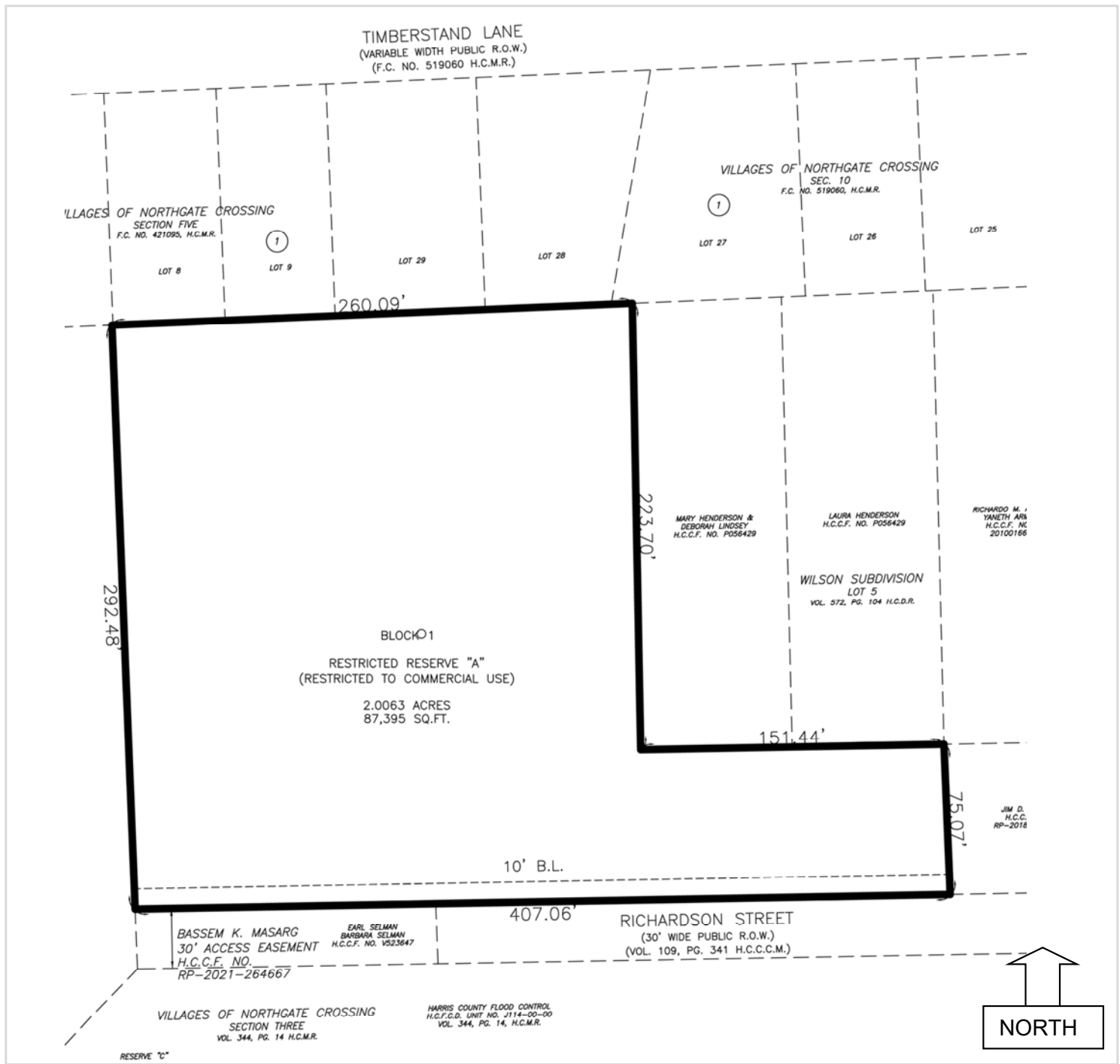
# Houston Planning Commission ITEM: 132

Planning and Development Department

Meeting Date: 01/05/2023

Subdivision Name: Expedia Towing

Applicant: Texas Land Maps



D – Variances

Subdivision



# Houston Planning Commission      ITEM: 132

Planning and Development Department

Meeting Date: 01/05/2023

Subdivision Name: Expedia Towing

Applicant: Texas Land Maps



D – Variances

Aerial





Application Number: 2022-2931

Plat Name: Expedia Towing

Applicant: Texas Land Maps

Date Submitted: 12/05/2022

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)

**Specific Variance is being sought and extent of variance:**

To be able to take access from a 30' width Public Street with approximately 200' of frontage instead of the 60' minimum width called for in the table under rule 42-190 (c).

**Chapter 42 Section: 42-190(c)**

**Chapter 42 Reference:**

Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: Table: TYPE OF RESERVE Restricted reserve — All other MINIMUM SIZE TYPE OF STREET MINIMUM STREET WIDTH 5,000 sq. ft. public street 60 feet (50 feet in a street width exception area)

### Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

The strict imposition of the rules of the table requiring the development to have a width of at least 60' creates an undue hardship that directly deprives the owner from being able to plat the tract into a Commercial Reserve as proposed. There are no other points of vehicular access that this tract has access to. Besides an also 30' wide Access Easement strip that runs in conjunction with the 30' wide Public East and West Street of Richardson, there is no other access available. Because the AE is not any wider and would also require a second variance because it is not a Public Street, Richardson St is the only plausible way to access the property. The tract is located in the City of Houston ETJ and Richardson Street is a deadend ROW that only provides access to our tract and 5 other smaller tracts on our side of the street. Across the street from our tract is a 20' Drainage Easement and a Harris County Flood Control fee strip of land. The land owner finds the existing Street sufficient for his limited access needs and widening of the street has not been added to the Thoroughfare Plan. Due to the limited trips anticipated along this Public Street, we are asking that a Variance be granted allowing this Commercial Reserve to take access from the existing 30' wide Public Street.

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The 30' Public Street was established by Harris County Commissioners Court Minutes in Vol 109 Pg 341, long before the owner took possession of the land and is not a hardship created by the owner or applicant. The ROW of Richardson Street is 30' wide and is the only ROW vehicular access onto the property. The variance being requested is a means to be able to develop the land per Ch 42 and in no way imposed by the applicant or land owner.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

This 30' Public Street was paved by Harris County, to county standards, and only its width differs from the requirements of Chapter 42-190, making it as equal in effectiveness as is possible.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Because the Public Street in the City ETJ only provides access to our proposed Commercial Reserve and a handful of additional unplatted tracts, the granting of this request will be in no way injurious to the health, safety, or welfare of the public.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship does not apply in any way to the granting of this variance. It should simply be granted so that the landowner can make use of the land he purchased.

# Houston Planning Commission

ITEM: 133

Planning and Development Department

Meeting Date: 01/05/2023

Subdivision Name: Janisch Street Development (DEF 1)

Applicant: Richard Grothues Designs



D – Variances

Site Location



Subdivision Name: Janisch Street Development (DEF 1)

Applicant: Richard Grothues Designs



# Houston Planning Commission

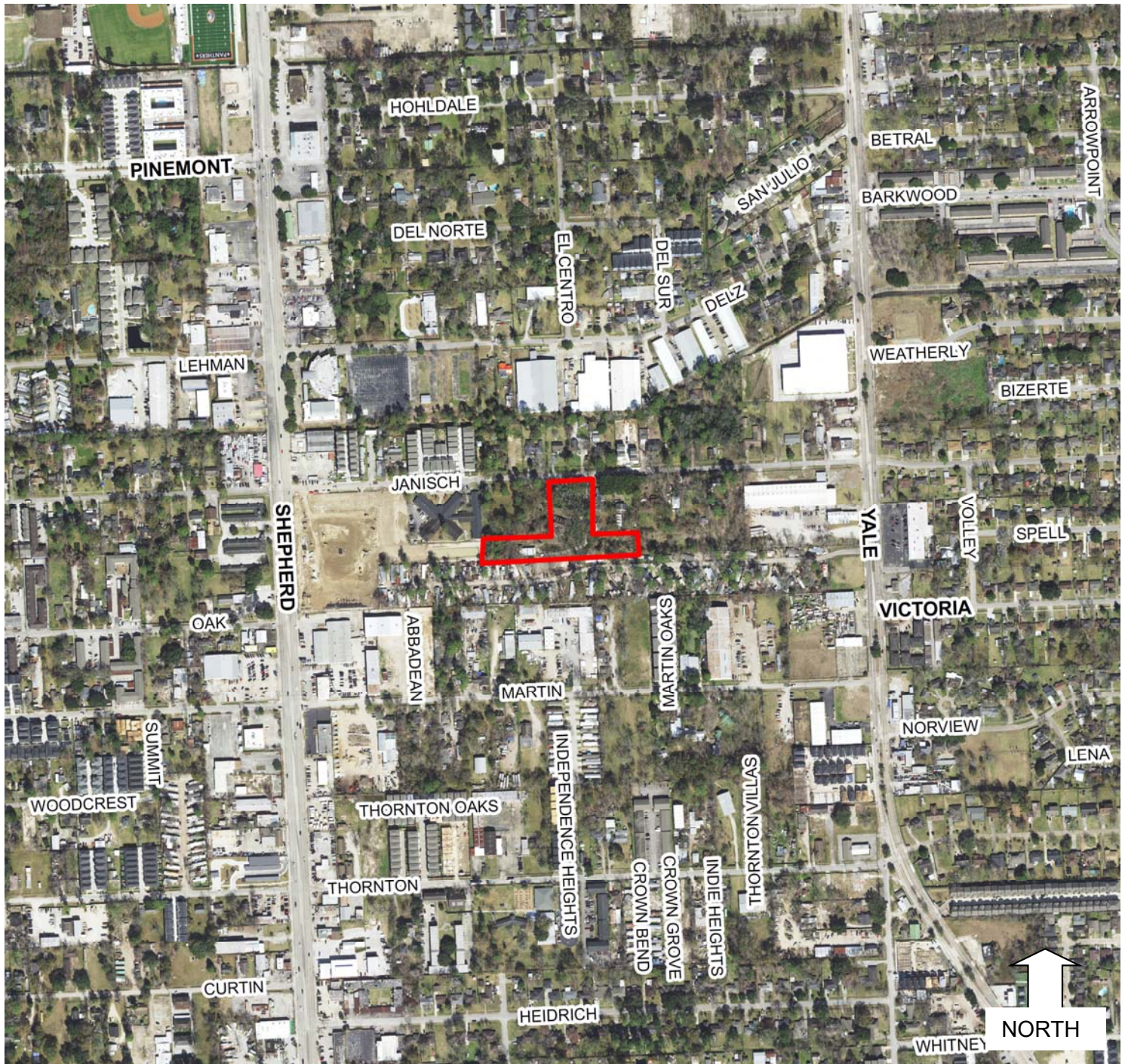
ITEM: 133

Planning and Development Department

Meeting Date: 01/05/2023

Subdivision Name: Janisch Street Development (DEF 1)

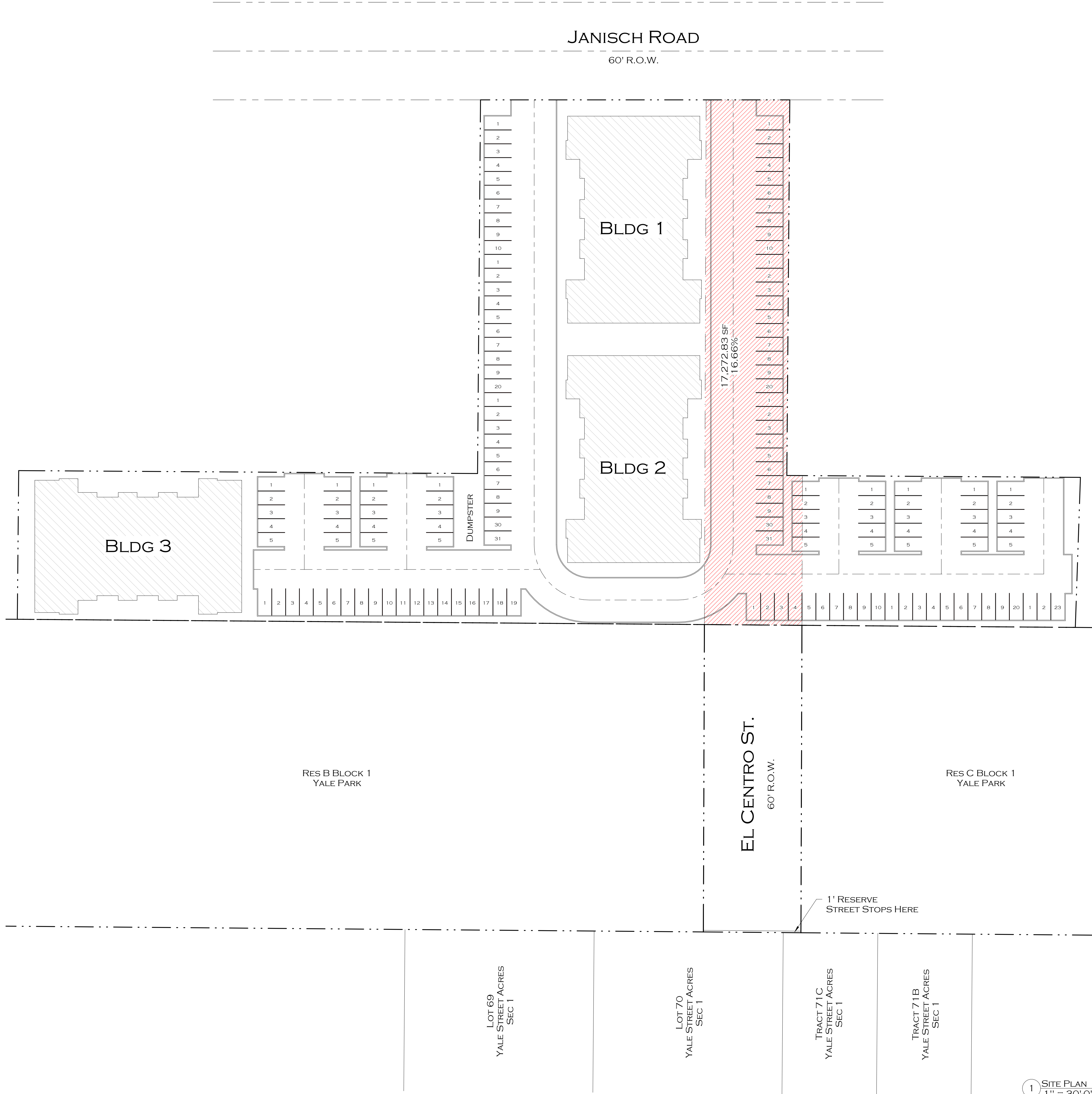
Applicant: Richard Grothues Designs



D – Variances

Aerial





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In Collaboration with  
**LISTI**  
ARCHITECTS

Residential • Commercial • Land Planning

9225 Katy Freeway, Suite 103  
Houston, Texas 77024  
Phone: 713.449.9191 Fax: 713.893.6901  
rick@rgrothuesdesigns.com



CH BUILDERS

# JANISCH STREET DEVELOPMENT

435 JANISCH ROAD, HOUSTON, TEXAS 77018

SIGNED: 11/4/2019		EXPIRES: 19 AUGUST 2021
No.	Description	Date
1	Revision 1	1 May 2020
Last Modified: 12/15/2022 9:57:13 AM		
Last Plot: 12/15/2022 9:57:13 AM		
Job Number: 2013-08-001		
Sheet Name: Site Plan		
Sheet Number: <b>A1.0</b>		



Application Number: 2022-2726  
Plat Name: Janisch Street Development  
Applicant: Richard Grothues Designs  
Date Submitted: 10/31/2022

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)

**Specific Variance is being sought and extent of variance:**

To exceed the requirement of the maximum intersection spacing of 1,400 feet along Janisch Road.

**Chapter 42 Section: 128**

**Chapter 42 Reference:**

Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet

### Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land;**  
**OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

Enforcing the "paper" extension of El Centro Street would create a stub street as El Centro will not continue to the south to Martin Street. Extending El Centro Street to Martin Street would also require land dedication from multiple property owners.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

El Centro does not exist to the north of Janisch to Delz Street nor to the south to Martin Street. Even if it did (or would eventually) it will not connect to any major thoroughfare. Thus it will be ineffective in re-routing any traffic, which is the intent of this ordinance. Furthermore, the extension of El Centro to Janisch would require the land dedication of the neighbor to the east as not all of the 60' R.O.W. would be on the subject property. Continuing Janisch to the south to Martin Street would also require dedication from multiple property owners.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

This block of Janisch is bounded to the east by Yale Street and to the West by N Shepherd Drive. These two major thoroughfares are the major arteries heading north and south. The intent of the chapter will remain in tact as the extension of El Centro will do little to alleviate any traffic in the area.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**



Allowing this variance will not impact the public safety along Janisch as El Centro would only be a stub street.

**(5) Economic hardship is not the sole justification of the variance.**

The impracticality of the stub street is the justification for the variance and not economic hardship.



# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6662  
[www.houstontx.gov](http://www.houstontx.gov)

November 21, 2022

## NOTICE OF VARIANCE

**PROJECT NAME: Janisch Street Development**

**REFERENCE NUMBER: 2022-2726**

**VAR**

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located south along Janisch Road, east of N. Shepherd Dr. and west of Yale Street. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Richard Grothues Designs, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to exceed local intersection spacing along Janisch Road. Enclosed are copies of the variance request, the proposed subdivision plat, and the site plan submitted by the applicant.

The Planning and Development Department staff is currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission is the non-legislative body authorized to review and render decisions on subdivision applications and requests. A sign with this information has also been posted on the project site. The Houston Planning Commission will hold a public meeting to consider this application.

### **PLANNING COMMISSION MEETING INFORMATION:**

Thursday, December 15, 2022, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by either attending the meeting at City Council Chamber listed above or attending the meeting via Microsoft Teams at the time listed above. The Microsoft Teams meeting will allow for a two-way video/ audio communication with the Houston Planning Commission. **For instruction on how to join the Microsoft Teams meeting, interested persons are advised to check our website 72 hours prior to the Planning Commission meeting: [www.houstonplanning.com](http://www.houstonplanning.com) or Call: 832-393-6624.**

You may also submit comments or sign up as speakers in the following ways:

1. Send email to: [speakercomments.pc@houstontx.gov](mailto:speakercomments.pc@houstontx.gov),

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

For additional information regarding this project, please call Richard Grothues with Richard Grothues Designs at 713-449-9191. You may also contact Devin Crittle with the Planning and Development Department regarding this notice via email at [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to [www.houstonplanning.com](http://www.houstonplanning.com). Information on the reverse side of this page explains more about the terminology used in this letter.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

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## **TERMINOLOGY**

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## **PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION**

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## **CITY OF HOUSTON SEC. 42-82 AND 42-83**

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

## **PROPERTY OWNERSHIP INFORMATION**

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

# Houston Planning Commission

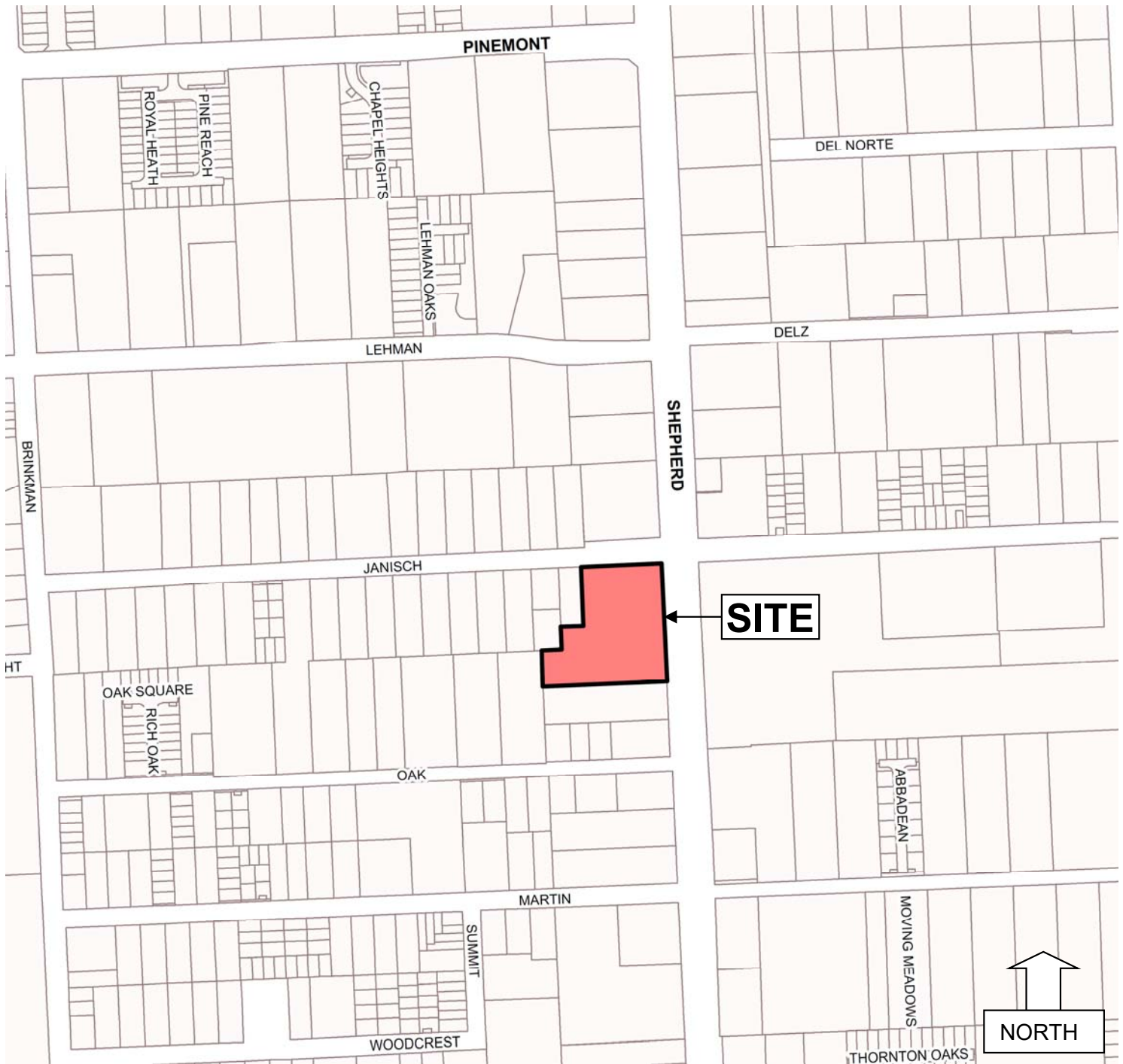
ITEM: 134

Planning and Development Department

Meeting Date: 01/05/2023

Subdivision Name: Shoppes at Shepherd (DEF 1)

Applicant: Windrose



D – Variances

Site Location

# Houston Planning Commission

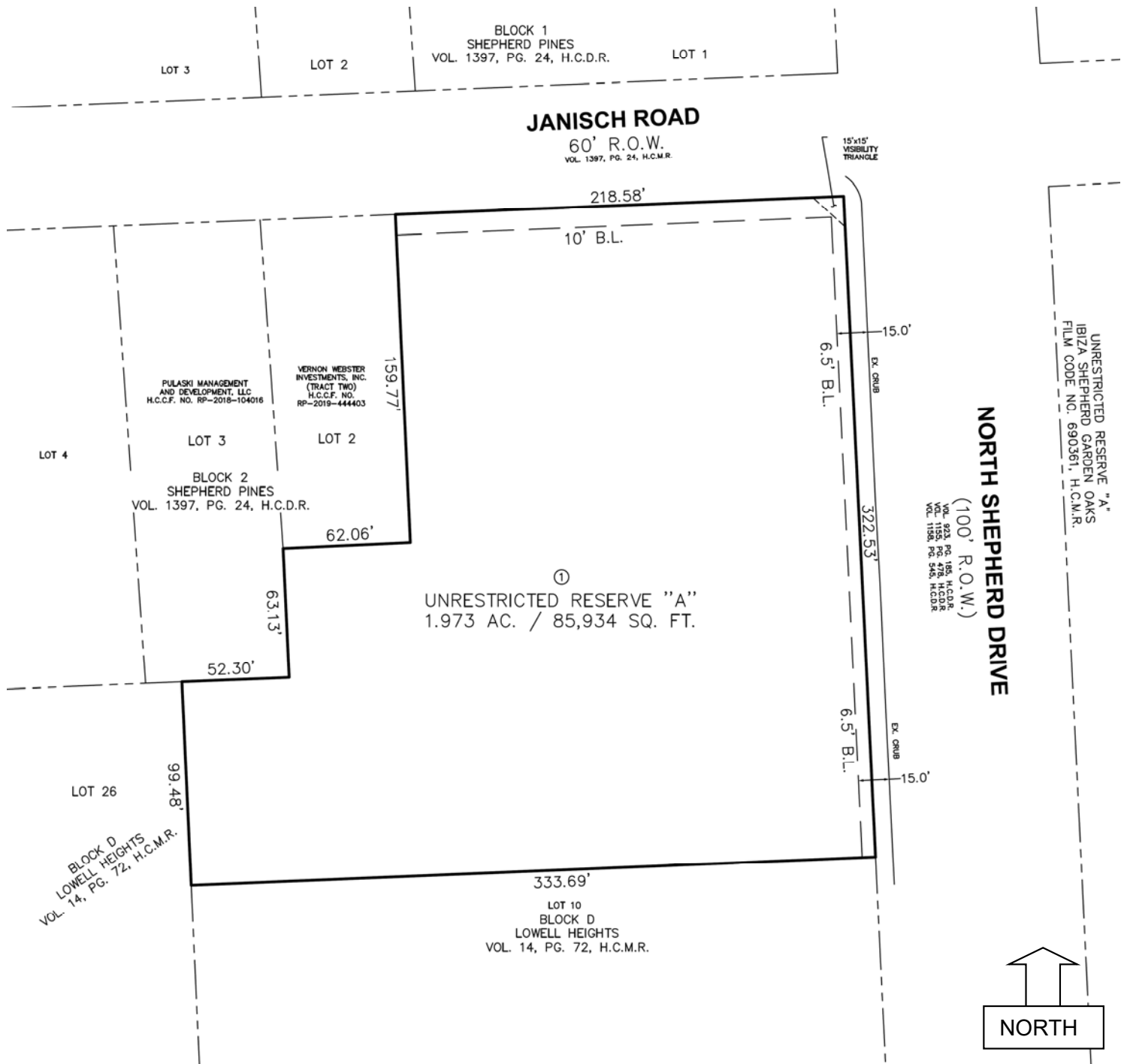
# ITEM: 134

Planning and Development Department

Meeting Date: 01/05/2023

Subdivision Name: Shoppes at Shepherd (DEF 1)

Applicant: Windrose



D – Variances

Subdivision



# Houston Planning Commission

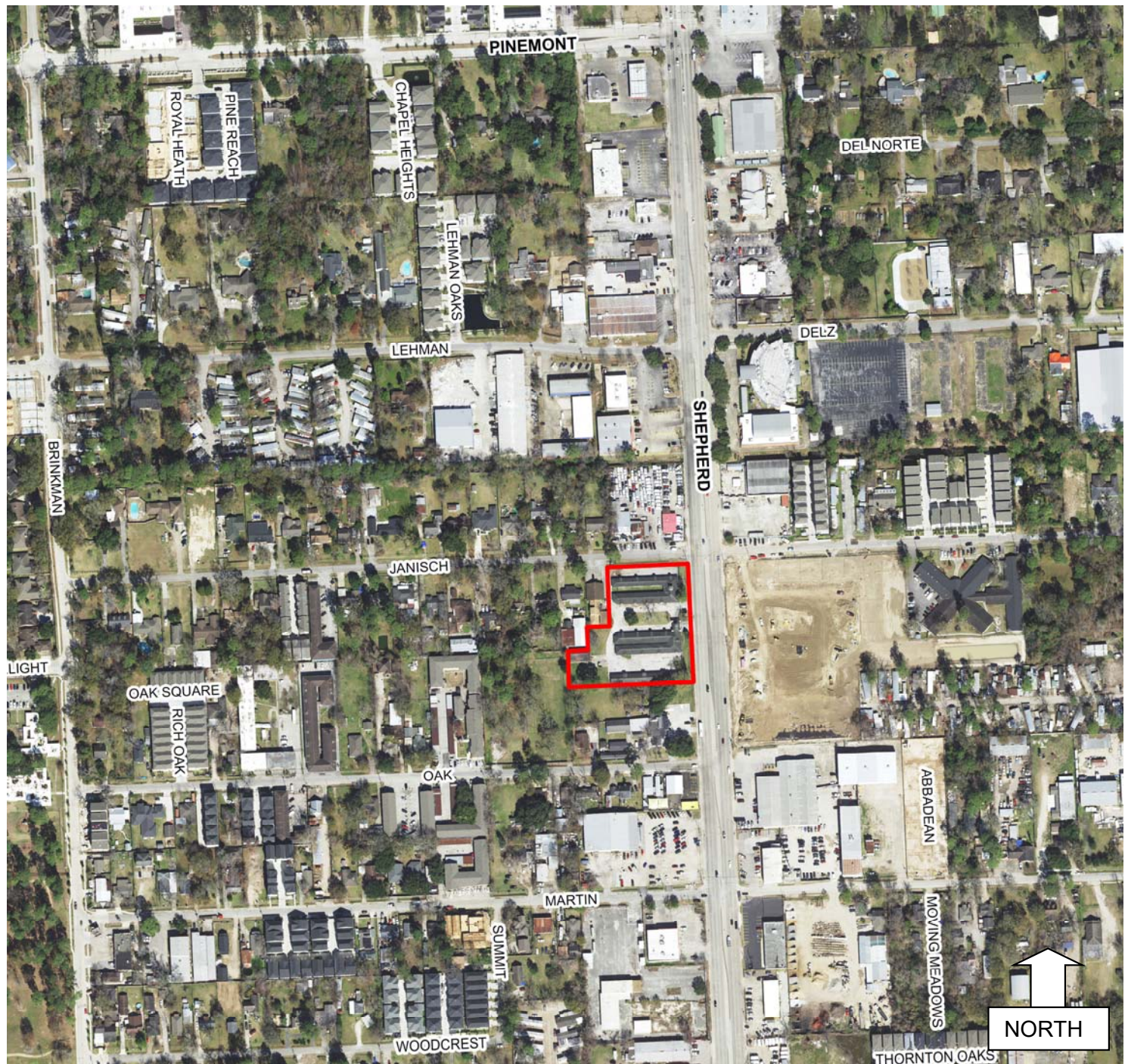
ITEM: 134

Planning and Development Department

Meeting Date: 01/05/2023

Subdivision Name: Shoppes at Shepherd (DEF 1)

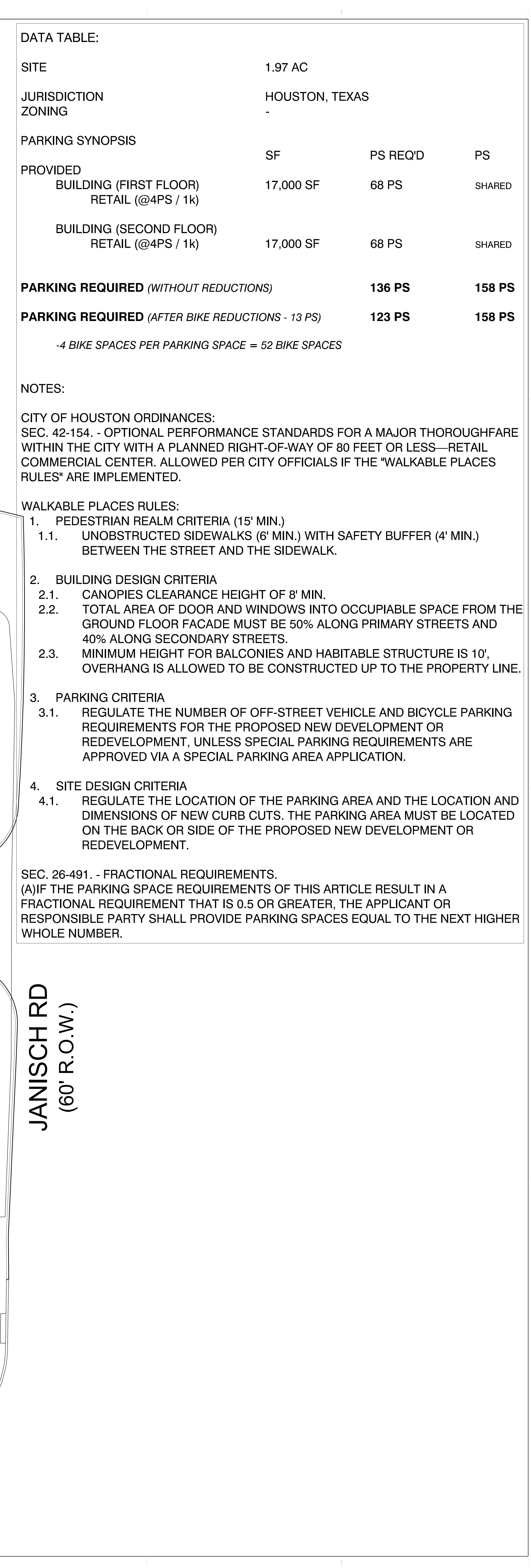
Applicant: Windrose



D – Variances

Aerial





NOTES:

CITY OF HOUSTON ORDINANCES:

SEC. 42-154. - OPTIONAL PERFORMANCE STANDARDS FOR A MAJOR THOROUGHFARE WITHIN THE CITY WITH A PLANNED RIGHT-OF-WAY OF 80 FEET OR LESS—RETAIL COMMERCIAL CENTER. ALLOWED PER CITY OFFICIALS IF THE "WALKABLE PLACES RULES" ARE IMPLEMENTED.

WALKABLE PLACES RULES:

1. PEDESTRIAN REALM CRITERIA (15' MIN.)
  - 1.1. UNOBSTRUCTED SIDEWALKS (6' MIN.) WITH SAFETY BUFFER (4' MIN.) BETWEEN THE STREET AND THE SIDEWALK.
2. BUILDING DESIGN CRITERIA
  - 2.1. CANOPIES CLEARANCE HEIGHT OF 8' MIN.
  - 2.2. TOTAL AREA OF DOOR AND WINDOWS INTO OCCUPIABLE SPACE FROM THE GROUND FLOOR FACADE MUST BE 50% ALONG PRIMARY STREETS AND 40% ALONG SECONDARY STREETS.
  - 2.3. MINIMUM HEIGHT FOR BALCONIES AND HABITABLE STRUCTURE IS 10', OVERHANG IS ALLOWED TO BE CONSTRUCTED UP TO THE PROPERTY LINE.
3. PARKING CRITERIA
  - 3.1. REGULATE THE NUMBER OF OFF-STREET VEHICLE AND BICYCLE PARKING REQUIREMENTS FOR THE PROPOSED NEW DEVELOPMENT OR REDEVELOPMENT, UNLESS SPECIAL PARKING REQUIREMENTS ARE APPROVED VIA A SPECIAL PARKING AREA APPLICATION.
4. SITE DESIGN CRITERIA
  - 4.1. REGULATE THE LOCATION OF THE PARKING AREA AND THE LOCATION AND DIMENSIONS OF NEW CURB CUTS. THE PARKING AREA MUST BE LOCATED ON THE BACK OR SIDE OF THE PROPOSED NEW DEVELOPMENT OR REDEVELOPMENT.

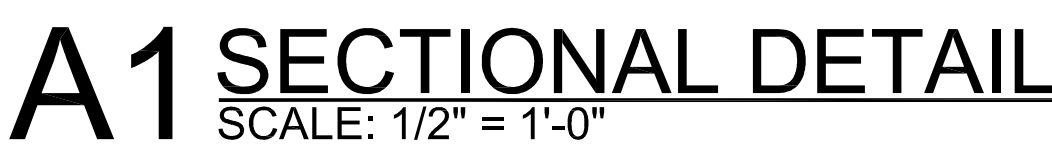
SEC. 26-491. - FRACTIONAL REQUIREMENTS.

(A) IF THE PARKING SPACE REQUIREMENTS OF THIS ARTICLE RESULT IN A FRACTIONAL REQUIREMENT THAT IS 0.5 OR GREATER, THE APPLICANT OR RESPONSIBLE PARTY SHALL PROVIDE PARKING SPACES EQUAL TO THE NEXT HIGHER WHOLE NUMBER.

[illegible]







**CERTIFICATION AND SEAL**

I HEREBY CERTIFY THAT THIS  
PLAN AND SPECIFICATION WAS  
PREPARED BY ME OR UNDER MY  
DIRECT SUPERVISION AND THAT  
I AM A DULY REGISTERED  
ARCHITECT OR ENGINEER  
UNDER THE LAWS OF THE STATE  
OF TEXAS AS SIGNIFIED BY MY  
HAND AND SEAL.

EXP.: AUGUST 31, 2022

CERTIFICATION AND  
SEAL

THIS DOCUMENT IS "NOT  
INTENDED FOR REGULATORY  
APPROVAL, PERMITTING, OR  
CONSTRUCTION".  
BRYAN CATER  
TX REG. # 25719

08/11/2022

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**OWNER:**

**Sam Momin**  
11660 Fuqua Street  
Houston , TX 77018

**CIVIL:**

**ALJ-LINDSEY,LLC**  
5629 FM 1960 West, Suite 314  
Houston, TX 77069  
Office: 281.301.5955  
Mobile: 832.335.1570  
ddenton@aljilindsey.com

**STRUCTURE:**

**CJG Engineers, Houston LLC**

3200 Wilcrest Dr Suite 305  
Houston, TX 77042  
Attn: Britt Gardener  
713-780-3345  
Firm No. F-170  
bgardener@cigengineers.com

**MEP:**

**Jordan & Skala Engineers**

10375 Richmond Ave Suite 300  
Houston, TX 77042  
Attn: Chris Claudet  
281.617.3200  
Firm # F-4990

**LANDSCAPE:**

**CMB Landscape Architecture**

18135 FM 362  
Navasota, Texas 77868  
Attn: Charles Bridges  
832-428-1209  
cbridges@cmblandarch.com

PROJECT NAME AND ADDRESS

SWC SHEPHERD JANISCH

4831 NORTH SHEPHERD DRIVE ,  
HOUSTON, TEXAS 77018

DRAWN: MC, PG

PROJ. MGR: BC

REFERENCE NUMBER:

21194-01

TITLE:

## SITE PLAN

DRAWING NUMBER:

# A001





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**Application Number:** 2022-2706

**Plat Name:** Shoppes at Shepherd

**Applicant:** Windrose

**Date Submitted:** 10/31/2022

---

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

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**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To reduce the front building setback requirement along North Shepherd Drive from 25 feet to 6.5 feet.

**Chapter 42 Section:** 42-150

**Chapter 42 Reference:**

Sec. 42-150. - Building line requirement, paragraph (d) states: "Major Thoroughfares In general - 25 feet"

### Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

The subject site is 1.973 acres located at the southwest corner of North Shepherd Drive and Janisch Road in the Central Northwest Super Neighborhood. The developer is proposing to redevelop the property into a retail center featuring 34,000 of leasable square feet in a two-story building. The applicant is requesting a variance to allow a 5-foot building setback in lieu of the code-required 25-foot front building setback along North Shepherd. North Shepherd Drive is a unique roadway given that recent and upcoming planning projects have opened the door for a better built environment. Most of the older projects in the area feature traditional vehicle-centric footprints with a 25-foot front building setback, minimal sidewalks, no pedestrian engagement along the roadway, and no enhanced walkable or bicycle connectivity to recreational facilities. Because of the site's proximity to the Little White Oak Bayou Trail System via Victoria Gardens Park and the on-street bicycle facilities along Crosstimbers and W Tidwell, the property owners along North Shepherd can now realistically seek a development form that closely matches the City's Walkable Places and Transit Oriented Development initiatives. The proposed project will move the building up against North Shepherd to create retail frontage that is walkable, interactive, and attractive. Outdoor patio spaces, covered walkways, and bicycle racks highlight a new type of development for this area that will hopefully set the standard for years to come. The developer is providing all the code-required off-street parking and drive aisles behind the building, similar to the retail commercial center performance standards in Section 42-154 that allow reduced building setbacks along major thoroughfares with a right-of-way of 80 feet or less. While North Shepherd is a 100-foot right-of-way, the developer's intent is the same – shifting the pedestrian friendly elements to the street frontage and moving the off-street parking field behind the building. To get the code-required parking and provide the best outdoor experience and accessibility for its customers, the developer is proposing a 6.5-foot building setback along North Shepherd which results in a 15-foot pedestrian realm.

**(1b) Strict application would make this project infeasible due to the existence of unusual**

**physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The justification supporting the variance is the fact that the developer's proposed retail center is more compatible with the highest and best use of the land than the current codes will allow. The developer needs flexibility to achieve the pedestrian-focused design that is most beneficial to the general public. North Shepherd has benefited from new hike and bike trail connections that provide greater accessibility to recreational amenities and employment nodes. By granting this variance, the Commission will enable the applicant to shift away from a vehicle-focused platform where the parking field is the dominant visual element to a pedestrian-focused platform where the building façade and pedestrian engagement is key.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

While this area is not currently designated as a Walkable Place or Transit Oriented Development Street, there is no doubt that the site design is influenced by both initiatives. The site is situated a few blocks west of the Transit Corridor Parcels along Lyerly Street and the walking and bicycle amenities along Little White Oak Bayou, W Tidwell, and Crosstimbers. North Shepherd has been moving away from the mixed-use industrial/heavy commercial uses to more residential and lighter commercial uses. This variance represents a wonderful opportunity to help a developer that is trying to provide the type of pedestrian-friendly design that is so needed in the community.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The applicant will be providing a 15' pedestrian realm that provides for a safe and effective mode of transportation along North Shepherd, along with covered awnings for inclement weather. The building façade will be more than 16 feet from the back of curb and there will be one less driveway along North Shepherd following the redevelopment. By approving this variance request, the City will catalyze a complete renovation of the space that results in wider pedestrian realms, fewer traffic conflicts, and a more sustainable design.

**(5) Economic hardship is not the sole justification of the variance.**

The North Shepherd corridor is an ideal candidate for pedestrian-focused development, which is why the developer hopes that the City will work with them to achieve the flexibility necessary to move forward with their project. Without the variance, the site will continue to exist as an outdated and less than ideal automotive-centric use instead of an engaging and pedestrian-focused space that is in high demand for this area.



# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6662  
[www.houstontx.gov](http://www.houstontx.gov)

November 18, 2022

## NOTICE OF VARIANCE

**PROJECT NAME:** Shoppes at Shepherd  
**REFERENCE NUMBER:** 2022-2706

**VAR**

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located at the southeast intersection of Janish Road and North Shepherd Drive. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Windrose, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow a 6.5' building setback along North Shepherd as opposed to the required 25'. Enclosed are copies of the variance request, the proposed subdivision plat, and the site plan submitted by the applicant.

The Planning and Development Department staff is currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission is the non-legislative body authorized to review and render decisions on subdivision applications and requests. A sign with this information has also been posted on the project site. The Houston Planning Commission will hold a public meeting to consider this application.

### **PLANNING COMMISSION MEETING INFORMATION:**

Thursday, December 15<sup>th</sup>, 2022, beginning at 2:30 p.m.  
City Hall Annex Building, 900 Bagby Street  
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by either attending the meeting at City Council Chamber listed above or attending the meeting via Microsoft Teams at the time listed above. The Microsoft Teams meeting will allow for a two-way video/ audio communication with the Houston Planning Commission. **For instruction on how to join the Microsoft Teams meeting, interested persons are advised to check our website 72 hours prior to the Planning Commission meeting: [www.houstonplanning.com](http://www.houstonplanning.com) or Call: 832-393-6624.**



You may also submit comments or sign up as speakers in the following ways:

1. Send email to: [speakercomments.pc@houstontx.gov](mailto:speakercomments.pc@houstontx.gov),

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

**For additional information regarding this project, please call Steven Henderson with Windrose at 713-458-2281.** You may also contact Geoff Butler with the Planning and Development Department regarding this notice via email at [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) or call (832)393-6528. To view the complete Planning Commission meeting agenda, go to [www.houstonplanning.com](http://www.houstonplanning.com). Information on the reverse side of this page explains more about the terminology used in this letter.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

## **TERMINOLOGY**

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

## **PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION**

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

## **PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION**

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

## **CITY OF HOUSTON SEC. 42-82 AND 42-83**

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

## **PROPERTY OWNERSHIP INFORMATION**

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

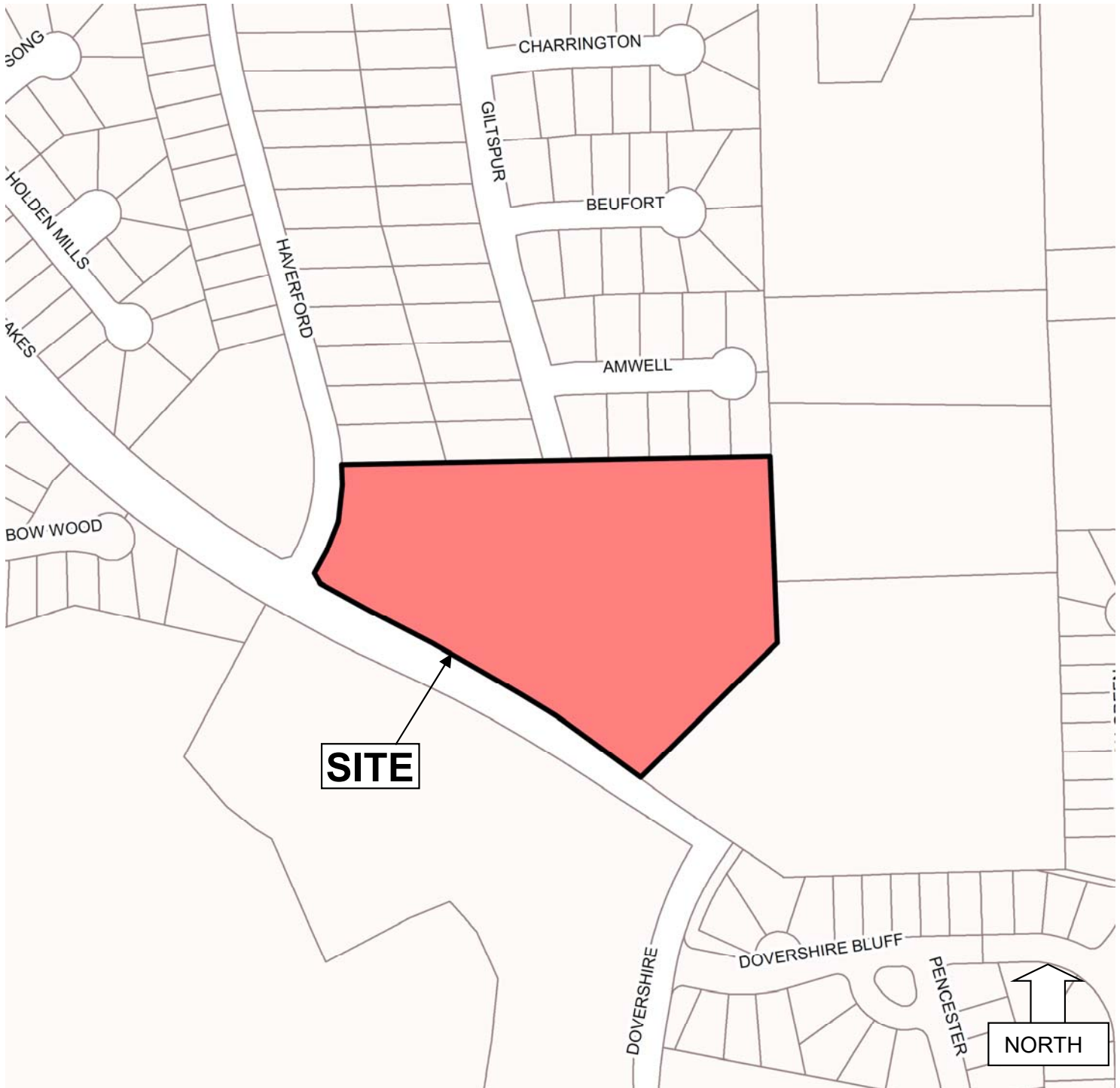
# Houston Planning Commission      ITEM: 135

Planning and Development Department

Meeting Date: 01/05/2023

**Subdivision Name: Auburn Lakes**

**Applicant: Core**



**F - Reconsideration of Requirements      Site Location**

## F - Reconsideration of Requirements Subdivision



# Houston Planning Commission **ITEM: 135**

Planning and Development Department

Meeting Date: 01/05/2023

Subdivision Name: Auburn Lakes

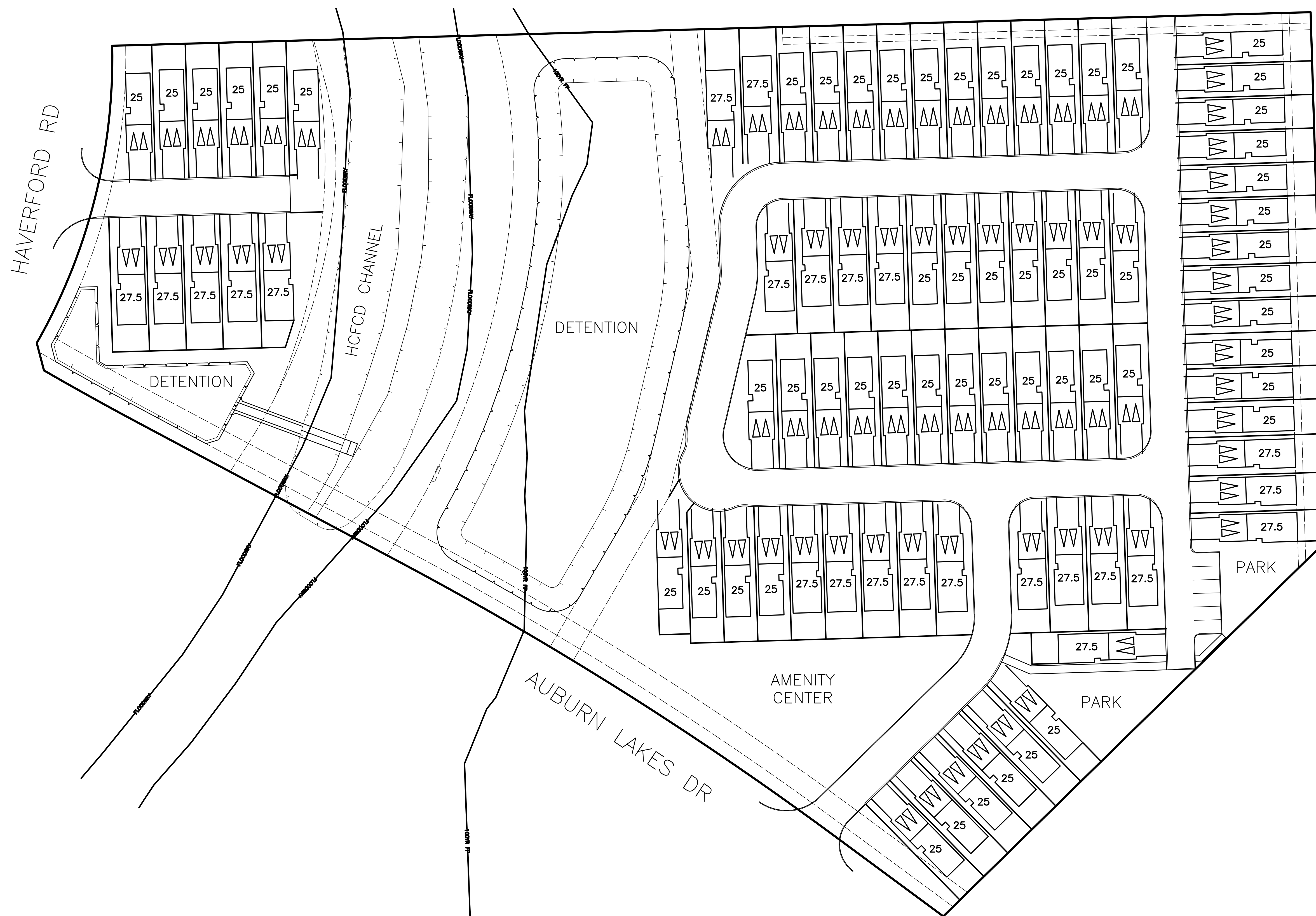
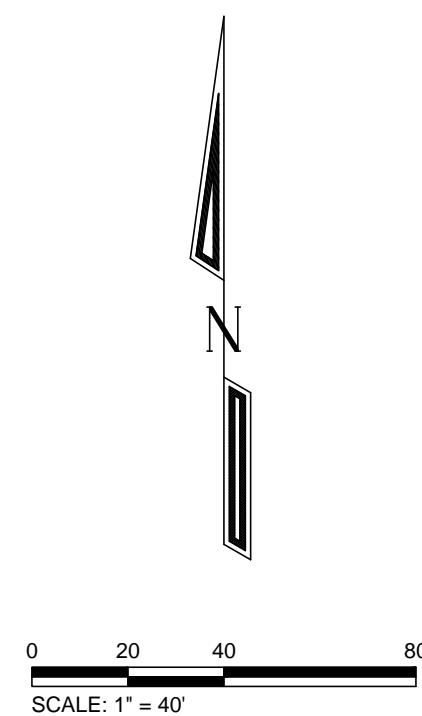
Applicant: Core



**F - Reconsideration of Requirements**

**Aerial**





UPDATED LAYOUT  
24 UNITS – 27.5' LOT  
58 UNITS – 25' LOT



Application No: 2022-3013  
Plat Name: Auburn Lakes  
Applicant: Core  
Date Submitted: 12/16/2022

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The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

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(Sec. 42-47 and Sec. 42-81)

Specific requirement or condition being sought:

Variances

Chapter 42 Section: 81

Chapter 42 Reference:

42-135 Specific variance is being sought and extent of condition is not to extend Giltspur way (Local Street) through the subject tract and leave as a dead end street.

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

**STATEMENT OF FACTS:**

Reason for Reconsideration of requirements being sought to include a variance



Application Number: 2022-3013

Plat Name: Auburn Lakes

Applicant: Core

Date Submitted: 12/16/2022

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)

**Specific Variance is being sought and extent of variance:**

Specific variance is being sought and extent of condition is not to extend Giltspur way (Local Street) through the subject tract and leave as a dead end street.

**Chapter 42 Section: 135**

**Chapter 42 Reference:**

(42-135) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted

### Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land;**  
OR

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

Creating a north/south street connecting Giltspur Way to Auburn Lakes drive would increase traffic flow affecting the public health, safety or welfare of Northampton Section 4 subdivision. Extending Giltspur Way will also add a public intersection that is no more than 600 feet from an existing intersection. Strict application of the requirement would create an impractical development because breaking up the tract would significantly reduce the utility of the site as a private subdivision. Strict application of this chapter is not possible due to the existence of unusual physical characteristics, which affect the property, namely the existing development surrounding the Northern and Eastern boundaries. The granting of the variance would not be injurious to the public health, safety or welfare of the community

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The circumstances supporting the granting of the variance are based on the existing physical characteristics that affect this property. North adjoining property created a stub street for a future north/south connector street that will add traffic to a Multi Family Development.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent of the chapter is to provide reasonable connections to adjacent properties in order to ensure adequate traffic circulation within the general area. Any additional streets extending north



from the subject tract would have to go through existing residential lots creating compatibility issues.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**  
Granting of the variance will not be injurious to the public health, safety, or welfar

**(5) Economic hardship is not the sole justification of the variance.**

The circumstances supporting the granting of the variance are based on the existing development surrounding the tract.

# Houston Planning Commission

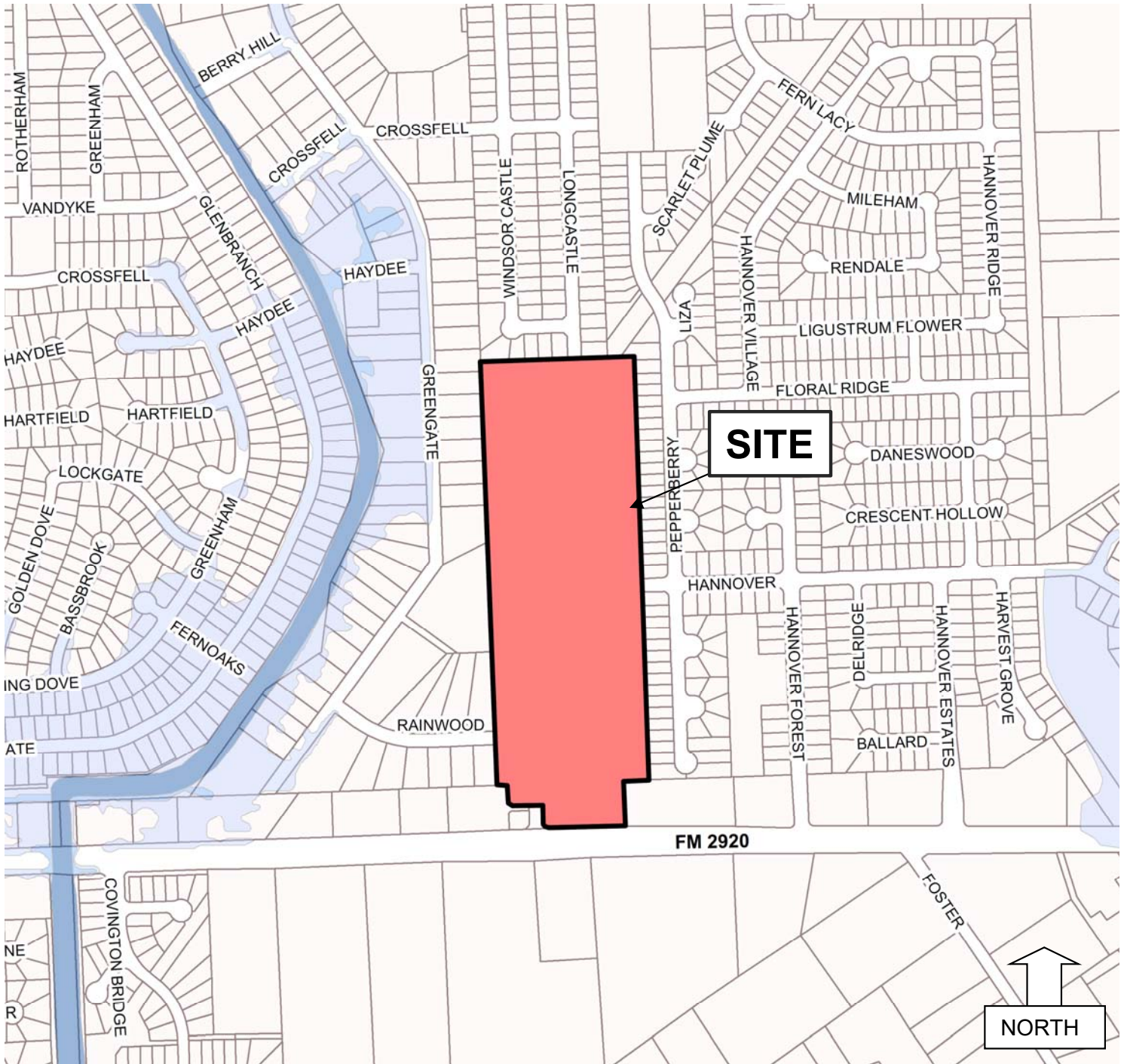
ITEM: 136

Planning and Development Department

Meeting Date: 01/05/2023

Subdivision Name: Urbana Spring

Applicant: Meta Planning + Design LLC

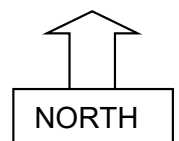
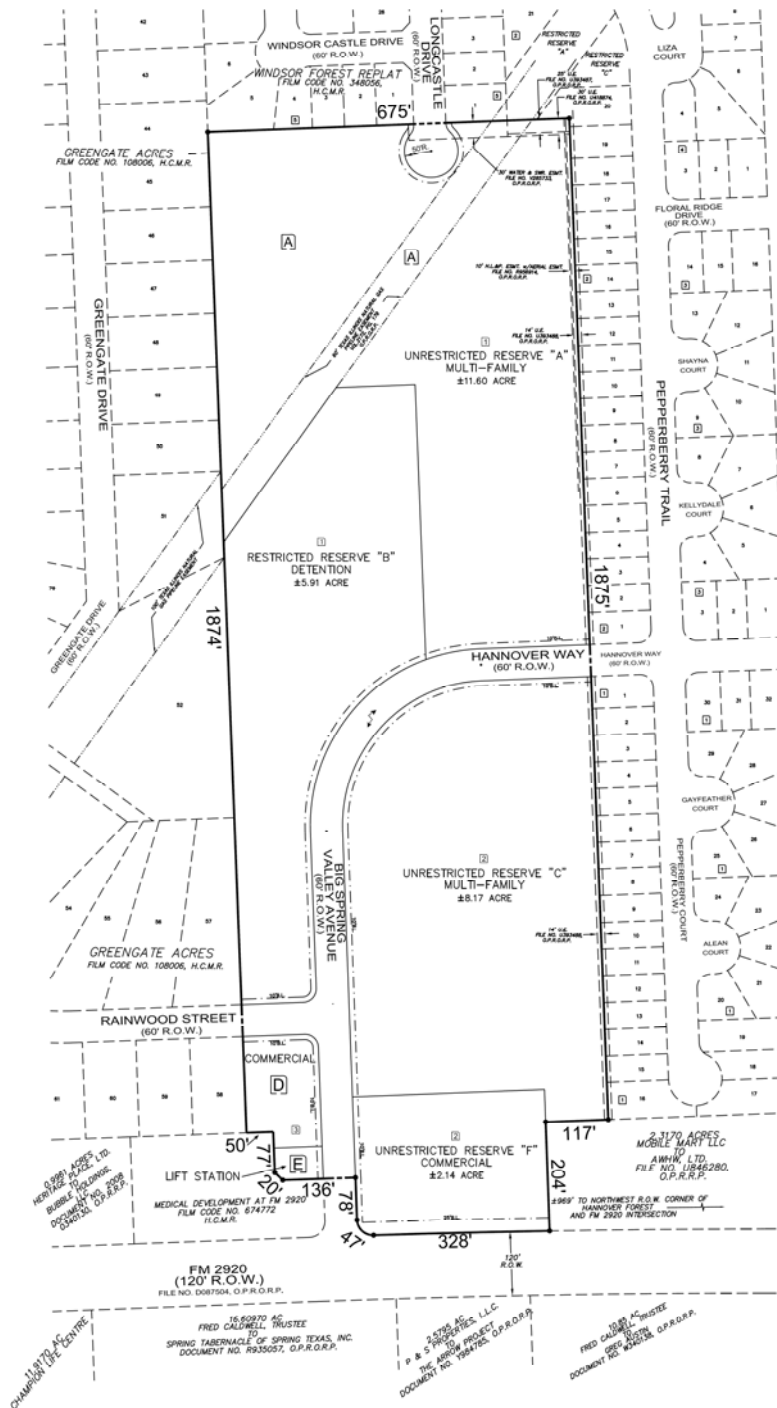


F- Reconsideration of Requirements

Site Location

**Subdivision Name: Urbana Spring**

**Applicant: Meta Planning + Design LLC**





# Houston Planning Commission

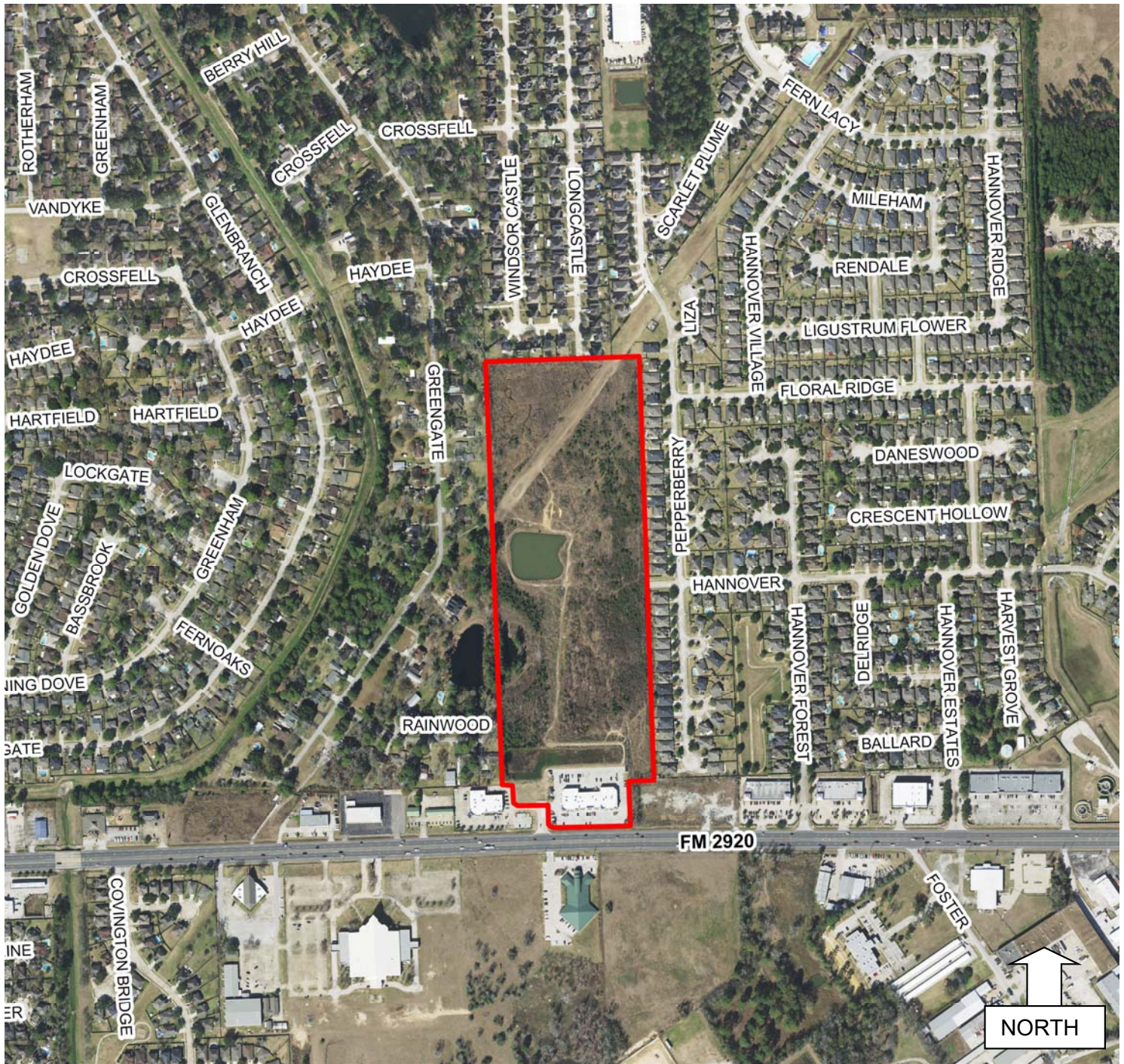
ITEM: 136

Planning and Development Department

Meeting Date: 01/05/2023

Subdivision Name: Urbana Spring

Applicant: Meta Planning + Design LLC



F- Reconsideration of Requirements

Aerial





Application No: 2022-3055  
Plat Name: Urbana Spring  
Applicant: Meta Planning + Design LLC  
Date Submitted: 12/19/2022

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The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

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**(Sec. 42-47 and Sec. 42-81)**

**Specific requirement or condition being sought:**

To allow a cul-de-sac adjacent to uses other than single-family residential to have a right-of-way radius of 50'.

**Chapter 42 Section: 131**

**Chapter 42 Reference:**

[...] (b) A cul-de-sac shall comply with the applicable terminus design as specified in the design manual.

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

**STATEMENT OF FACTS:**

See related variance.



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**Application Number:** 2022-3055

**Plat Name:** Urbana Spring

**Applicant:** Meta Planning + Design LLC

**Date Submitted:** 12/19/2022

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The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

---

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To allow a cul-de-sac adjacent to uses other than single-family residential to have a right-of-way radius of 50'.

**Chapter 42 Section:** 131

**Chapter 42 Reference:**

[...] (b) A cul-de-sac shall comply with the applicable terminus design as specified in the design manual.

### Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

Urbana Spring is a proposed multi-family residential community that consists of approximately 31 acres. The tract is located far north of central Houston, in Houston's ETJ north of FM 2920 near the intersection of I-45 and the Grand Parkway. The tract is located directly south of the Windsor Forest subdivision, and Longcastle Drive dead-ends into the tract's northern boundary. The development is proposing to terminate Longcastle Drive in a cul-de-sac, as the extension is not required due to multiple pipeline crossings to the south. This alignment was approved by the Houston Planning Commission on July 21, 2022. The proposed configuration of the Longcastle Drive cul-de-sac includes a cul-de-sac radius of 50'. However, per the City of Houston's Infrastructure Design Manual, culs-de-sac shall have a right-of-way radius of 60' if the adjacent land use is not single-family residential. Despite the proposed land use of the subject tract not being considered single-family residential, it is likely that the cul-de-sac will predominantly be used by the neighboring residents in the Windsor Forest subdivision as a turnaround, and a 50' radius is therefore sufficient for the expected uses of the cul-de-sac. Longcastle Drive has been operating without a cul-de-sac for many years, and drivers at the dead-end of the street would be in the habit of using the private driveways to turn around. Providing a new cul-de-sac at the end of Longcastle Drive will improve the traffic conditions along the street for the residents of Windsor Forest. The proposed cul-de-sac within the subject tract will help to improve the pre-existing neighborhood, at the cost of the subject site's developable land. Additionally, the proposed multi-family development will resemble a single-family development, as the multi-family units will be cottage style. This style of development is more compatible with the subdivision to the north, and it is more compatible with the 50' cul-de-sac radius. The subject tract will not have vehicular access from the Longcastle Drive cul-de-sac; this entrance will be used for emergency access only. A pedestrian access gate will be provided on the cul-de-sac to allow for safe access for potential bus loading and unloading. The intent of the 60' cul-de-sac is to accommodate commercial traffic including high traffic counts and larger commercial vehicles, but residents of Windsor Forest in their personal cars do not need a large cul-de-sac to turn around. Harris County Engineering has voiced support for the 50' cul-de-sac radius with the stipulation that the developer study the potential of striping and signing "no parking" along the cul-



de-sac. This study is ongoing, and continued coordination with Harris County Engineering will be made to carry out the results of that study. A 50' ROW radius meets the intent of the ordinance for residential culs-de-sac and allows for the residents of Windsor Forest to have a safe area with plenty of space to complete a turnaround. The 50' radius cul-de-sac allows for the applicant to maintain reasonable use of the land, and it provides the residents with a space to safely turnaround.

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The existing residential street, Longcastle Drive, is a pre-existing street and the dead-end condition was created many years ago and is not created or imposed by the applicant. The subject application proposes improving the conditions of Longcastle Drive by providing a cul-de-sac. The subject application is multi-family residential, but Longcastle Drive is a residential street and would benefit from a residential cul-de-sac, a condition that predates the subject application. These conditions and the benefits of providing the cul-de-sac are predetermined and are not created by the applicant.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent and general purposes of the ordinance for residential development is preserved and maintained by the provision of the cul-de-sac, and the intent for rules governing cul-de-sac radius will be preserved and maintained, as the cul-de-sac is provided as a benefit for and a result of the existing single-family residential neighborhood to the north.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The granting of the variance will not create any unsafe traffic conditions nor create any undue burden on the adjacent properties and will provide improved turnaround conditions for the existing neighborhood, and is therefore not injurious to the public health, safety, or welfare.

**(5) Economic hardship is not the sole justification of the variance.**

The adjacent existing ROW configurations and land uses are the justification for the granting of the variance.

# Houston Planning Commission

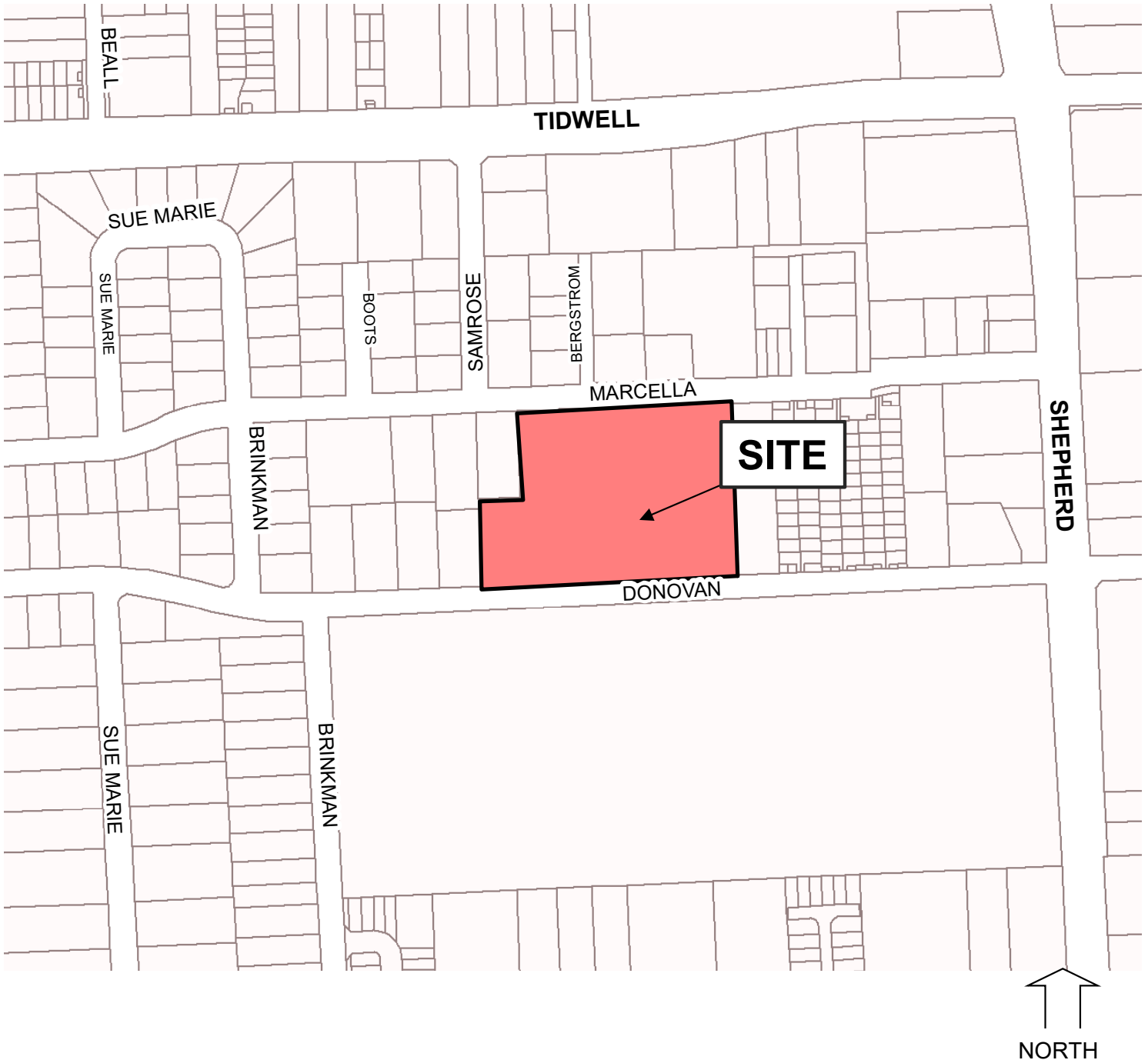
ITEM: 137

Planning and Development Department

Meeting Date: 01/05/2023

Subdivision Name: West Donovan Court

Applicant: The Interfield Group



F- Reconsideration of Requirements

Site Location

**ITEM: 137**

**Meeting Date: 01/05/2023**

## Applicant: The Interfield Group



## Subdivision



# Houston Planning Commission

ITEM: 137

Planning and Development Department

Meeting Date: 01/05/2023

Subdivision Name: West Donovan Court

Applicant: The Interfield Group



F- Reconsideration of Requirements

Aerial





Application No: 2022-2818  
Plat Name: West Donovan Court  
Applicant: The Interfield Group  
Date Submitted: 11/15/2022

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

**(Sec. 42-47 and Sec. 42-81)**

**Specific requirement or condition being sought:**

We are requesting the reconsideration of the requirement to provide a 50' public street through subject property.

**Chapter 42 Section: 128**

**Chapter 42 Reference:**

42-128 – Sec. 42-128. Intersections of local streets - (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1400 feet; or (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points.

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

**STATEMENT OF FACTS:**

West Donovan Court is located south of Marcella Street, west of N Shepherd Drive, north of W. Donovan Street and east of Brinkman Street. The new development consists of new single-family residences utilizing a 28' private street to access a public Street. The traffic pattern in this area provides sufficient access to nearby major streets. The two recent replats to the east have through access, from Marcella Street to W. Donovan Street. These residents could head east to access N Shepherd drive. Residents could easily access Sam Rose Street, which appears to only be approximately 27' from subject property's northwest corner to access W Tidwell Road to the north. Bergstrom Street on the north side of Marcella Street dead ends at a tract recently re-platted in 2019, so it is unlikely that Bergstrom Street would intersection with W Tidwell soon, so a street within subject property would not connect residents to W Tidwell Road in the near future. In the previous review cycle, City Staff approved the plat with the requirement that a 50' public street be constructed through subject property. West Donovan Court is only 987.50 linear feet from the intersection with Brinkman Street. The construction of a 50' public street within the proposed development will deny owner use of approximately 0.4568 (19,900 SF). It would also deny future residents of the planned green areas and amenity structures that would enhance the living experience of future residents. The initial plat had lots front loading along both Marcella Street and W Donovan Street. St. Pius X High School is across the street from subject property, so proposed development has been revised to back load proposed residents through an alley, to remove proposed driveways and allow for a friendly pedestrian realm for residents and students. A street through subject property would allow more traffic along the front of St. Pius X High School. We hope

this revision will meet with your approval and we appreciate Staff's and Planning Commission's consideration of this request.





Application Number: 2022-2818

Plat Name: West Donovan Court

Applicant: The Interfield Group

Date Submitted: 11/15/2022

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)

**Specific Variance is being sought and extent of variance:**

Specific variance is being sought and extent of variance is to allow an alley to intersect with a private street and to allow sole access to the street through an alley.

**Chapter 42 Section: 42-150**

**Chapter 42 Reference:**

42-120 – General Layout and Arrangement of Street System – (B) (b)One or more alleys may be included within a subdivision plat provided that:(1) Each alley will be drained in accordance with the design manual; and (2) The alley shall not provide access to any property outside the subdivision plat boundaries unless the alley was part of an earlier subdivision plat.

### Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land;**  
OR

NA

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

West Donovan Court is located south of Marcella Street, west of N Shepherd Drive, north of W. Donovan Street and east of Brinkman Street. The new development consists of new single-family residences utilizing a 28' private street to access a public Street. The traffic pattern in this area provides sufficient access to nearby major streets. The two recent replats to the east have through access, from Marcella Street to W. Donovan Street. These residents could head east to access N Shepherd drive. Residents could easily access Sam Rose Street, which appears to only be approximately 27' from subject property's northwest corner to access W Tidwell Road to the north. Bergstrom Street on the north side of Marcella Street dead ends at a tract recently re-platted in 2019, so it is unlikely that Bergstrom Street would intersection with W Tidwell soon, so a street within subject property would not connect residents to W Tidwell Road in the near future. In the previous review cycle, City Staff approved the plat with the requirement that a 50' public street be constructed through subject property. West Donovan Court is only 987.50 linear feet from the intersection with Brinkman Street. The construction of a 50' public street within the proposed development will deny owner use of approximately 0.4568 (19,900 SF). It would also deny future residents of the planned green areas and amenity structures that would enhance the living experience of future residents. The initial plat had lots front loading along both Marcella Street and W Donovan Street. St. Pius X High School is across the street from subject property, so proposed development has been revised to back load proposed residents through an alley, to remove proposed driveways and allow for a friendly pedestrian realm for residents and students. A street

through subject property would allow more traffic along the front of St. Pius X High School. To accommodate the alleys to back load lots along W Donovan Street and Marcella Street, the site needed a major revision to access. The access pattern went from four (4) private streets to six (6) alleys. Therefore, we are requesting development be allowed utilization of alleys that are designed in a manner that are consistent with other approved forms of lot access and meet the intent of the ordinance. We hope this revision will meet with your approval and we appreciate Staff's and Planning Commission's consideration of this request.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. Variance request is based on factors external to subject tract.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent and general purpose of Chapter 42 will be preserved and maintained, due to the following considerations: 1. Proposed development will include a 5-foot sidewalk along W Donovan Street and Marcella Street 2. A 4' pedestrian buffer 3. 3" caliper trees 4. Yards between right-of-way line and residences will be landscaped and will preserve and enhance the general character of the block face.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The granting of the variance will not be injurious to the public health, safety or welfare. Instead, will beautify the block face, without in any way compromising public health or safety.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification of the variance, which is being requested on the basis of a reasonable assessment of existing traffic conditions, beautification of the block face and creating a pedestrian realm that is safer for residents and students.



**Application Number:** 2022-2818

**Plat Name:** West Donovan Court

**Applicant:** The Interfield Group

**Date Submitted:** 11/15/2022

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

Specific variance is being sought and extent of variance is to not provide a 50' public street through subject property.

**Chapter 42 Section:** 128

**Chapter 42 Reference:**

42-128 – Sec. 42-128. Intersections of local streets - (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1400 feet; or (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points.

### Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land;**  
**OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

West Donovan Court is located south of Marcella Street, west of N Shepherd Drive, north of W. Donovan Street and east of Brinkman Street. The new development consists of new single-family residences utilizing a 28' private street to access a public Street. The traffic pattern in this area provides sufficient access to nearby major streets. The two recent replats to the east have through access, from Marcella Street to W. Donovan Street. These residents could head east to access N Shepherd drive. Residents could easily access Sam Rose Street, which appears to only be approximately 27' from subject property's northwest corner to access W Tidwell Road to the north. Bergstrom Street on the north side of Marcella Street dead ends at a tract recently re-platted in 2019, so it is unlikely that Bergstrom Street would intersection with W Tidwell soon, so a street within subject property would not connect residents to W Tidwell Road in the near future. In the previous review cycle, City Staff approved the plat with the requirement that a 50' public street be constructed through subject property. West Donovan Court is only 987.50 linear feet from the intersection with Brinkman Street. The construction of a 50' public street within the proposed development will deny owner use of approximately 0.4568 (19,900 SF). It would also deny future residents of the planned green areas and amenity structures that would enhance the living experience of future residents. The initial plat had lots front loading along both Marcella Street and W Donovan Street. St. Pius X High School is across the street from subject property, so proposed development has been revised to back load proposed residents through an alley, to remove



proposed driveways and allow for a friendly pedestrian realm for residents and students. A street through subject property would allow more traffic along the front of St. Pius X High School. We hope this revision will meet with your approval and we appreciate Staff's and Planning Commission's consideration of this request.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. Variance request is based on factors external to subject tract.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent and general purpose of Chapter 42 will be preserved and maintained, due to the following considerations: 1. Proposed development will include a 5-foot sidewalk along W Donovan Street and Marcella Street 2. A 4' pedestrian buffer 3. 3" caliper trees 4. Yards between right-of-way line and residences will be landscaped and will preserve and enhance the general character of the block face.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The granting of the variance will not be injurious to the public health, safety or welfare. Instead, will beautify the block face, without in any way compromising public health or safety.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification of the variance, which is being requested on the basis of a reasonable assessment of existing traffic conditions, beautification of the block face and creating a pedestrian realm that is safer for residents and students.



# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6662  
[www.houstontx.gov](http://www.houstontx.gov)

December 9, 2022

## NOTICE OF VARIANCE

**PROJECT NAME:** West Donovan Court

**REFERENCE NUMBER:** 2022-2818

**ROR**

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along West Donovan Street, south of Marcella Street and west of North Shepherd Drive. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

The Interfield Group, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variances to not dedicate a north-south public street through the site, to allow for a subdivision with private streets intersecting with private alleyways and to allow lots within the subdivision to use private alleys as a sole means of access. Enclosed are copies of the variance requests, the proposed subdivision plat, and the site plan submitted by the applicant.

The Planning and Development Department staff is currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission is the non-legislative body authorized to review and render decisions on subdivision applications and requests. A sign with this information has also been posted on the project site. The Houston Planning Commission will hold a public meeting to consider this application.

### **PLANNING COMMISSION MEETING INFORMATION:**

Thursday, January 5 2023, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by either attending the meeting at City Council Chamber listed above or attending the meeting via Microsoft Teams at the time listed above. The Microsoft Teams meeting will allow for a two-way video/ audio communication with the Houston Planning Commission. **For instruction on how to join the Microsoft Teams meeting, interested persons are advised to check our website 72 hours prior to the Planning Commission meeting:** [www.houstonplanning.com](http://www.houstonplanning.com) or Call: 832-393-6624.

You may also submit comments or sign up as speakers in the following ways:

1. Send email to: [speakercomments.pc@houston.tx.gov](mailto:speakercomments.pc@houston.tx.gov),

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

For additional information regarding this project, please call **Mary Villareal** at **713-780-0909**. You may also contact Geoff Butler with the Planning and Development Department regarding this notice via email at [Geoff.butler@houston.tx.gov](mailto:Geoff.butler@houston.tx.gov) or call (832)393-6528. To view the complete Planning Commission meeting agenda, go to [www.houstonplanning.com](http://www.houstonplanning.com). Information on the reverse side of this page explains more about the terminology used in this letter.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

#### **TERMINOLOGY**

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.



- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

#### **PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION**

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

#### **PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION**

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

#### **CITY OF HOUSTON SEC. 42-82 AND 42-83**

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

#### **PROPERTY OWNERSHIP INFORMATION**

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 01/05/2023

**ITEM: 153**

**Applicant:** JORGE LOZA

**Contact Person:** JORGE LOZA

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
<b>WEST OF:</b> SORTERS RD <b>SOUTH OF:</b> RIVERWALK DR	<b>23-1675</b>	77365	5672	295G	ETJ

**ADDRESS:** 19730 Laurette Drive, Porter, Texas

**ACREAGE:**

**LEGAL DESCRIPTION:**

LOT 102, SHADOWLAND RETREAT, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 9, PAGE 62 OF THE MAP RECORDS OF MONTGOMERY COUNTY.

**PURPOSE OF REQUEST:** To get water service for a residence.

## STAFF REPORT

**STAFF RECOMMENDATION:** Approve

**BASIS OF RECOMMENDATION:**

**ADDITIONAL INFORMATION**

**PLANNING COMMISSION ACTION:**

**BASIS OF PLANNING COMMISSION ACTION:** (SEE ABOVE STAFF EVALUATION)

**ADDITIONAL FINDINGS BY PLANNING COMMISSION:**

## CERTIFICATE OF COMPLIANCE



## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Parking Standards of Chapter 26 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to the Planning & Development Department at 1002 Washington Avenue 3<sup>rd</sup> floor prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at [www.houstonplanning.com](http://www.houstonplanning.com).

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Urban Genesis	Charlie Pendergraft	(832) 594-7437	charlie@urbangenesis.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
2101 N. Shepherd Drive	21027023	77008	5259	452V & 452U	C

**HCAD ACCOUNT NUMBER(S):** 020074000003, 0200740000039, 0200740000041, 0200740000043, 0200740000045

**PROPERTY LEGAL DESCRIPTION:** Being a 0.902 acre (39,300 square feet) tract of land situated in the John Austin Survey, A-1, Harris County, Texas, being all of lots 37 through 48, Block 78 of Houston Heights, a subdivision of record in Harris County, Texas

**PROPERTY OWNER OF RECORD:** Urban Genesis

**ACREAGE (SQUARE FEET):** 0.9020 AC (39,300 SFT)

**WIDTH OF RIGHTS-OF-WAY:** N. Shepherd Street (70' R.O.W.), W. 21<sup>st</sup> Street (70' R.O.W.)

**EXISTING PAVING SECTION(S):** 19' Asphalt on W. 21st St. and 36' Concrete on N. Shepherd St.

**OFF-STREET PARKING REQUIREMENT:** 207

**OFF-STREET PARKING PROVIDED:** 193

**LANDSCAPING REQUIREMENTS:** Complied. 13 street trees/2 parking lot trees/150shrubs

**EXISTING STRUCTURE(S) [SQ. FT.]:** Single story homes and resale care lot (Total Area: ~8,500 SFT)

**PROPOSED STRUCTURE(S) [SQ. FT.]:** 4-story apartment building (107,644 SFT)

**PURPOSE OF VARIANCE REQUEST:** To reduce the required number of parking spaces from 207 to 193 by removing the fourteen (14) proposed surface parking stalls that are located outside of the building footprint.

**CHAPTER 26 REFERENCE(S):** Sec 26-492 Class 2(a) Efficiency apartment – 1.25 spaces for each dwelling unit.

## OFF-STREET PARKING VARIANCE





## Houston Planning Commission

### APPLICANT STATEMENT OF FACTS

#### SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

Urban Genesis is proposing a new 4-story apartment complex in the middle of the Heights neighborhood. The complex will consist of 95 efficiency units on levels 2-4 and parking facilities on level 1. A total of 193 parking spots will be provided within the parking garage under the building to provide a final ratio of 1.07. This variance request is to accept this final parking ratio and avoid placing additional surface level parking stalls, outside of the building along Shepherd Drive. The local TIRZ is completing a redevelopment project along the Shepherd/Durham corridor to provide bicycle and pedestrian facilities in attempts to make the area more walkable. The site is located near multiple METRO bus stops and the Heights hike and bike trail.

#### APPLICANT'S STATEMENT OF FACTS:

*The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.*

**(1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;**

This parking variance would allow Urban Genesis to create green space and amenity areas along N. Shepherd Dr., allowing for continuity with TIRZ improvements and overall enjoyment of the area. Neighbors and apartment residents alike will benefit from a more walkable area that is more aesthetically pleasing than a parking lot. With the 19<sup>th</sup> street shopping and dining area, HEB, and new/future retail and dining options close by, the addition of this space will be a connector for locals who wish to walk and will make the N. Shepherd corridor a more pedestrian-friendly area.

**(2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;**

The circumstances for the variance are influenced by the surrounding improvements of Shepherd and the density of retail along this corridor of the Heights. The anticipated use of the development does not correlate with the required parking ratio within the ordinance, as it does not take into consideration the alternative transportation and walkability of the area, similar to the EADO district. The intent of the ordinance is to ensure sufficient parking for the users/tenant of the proposed development, which is being upheld given all the included evidence.

## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

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**(3) The intent of this article is preserved;**

The proposed number of parking spaces will be adequate for the proposed use and the general purpose of this article will be preserved while allowing the construction of apartments and improvements of the public right of way.

**(4) The parking provided will be sufficient to serve the use for which it is intended;**

**(North)**

The 102 stalls will provide the adequate parking for the 95 efficiency units of the complex, as most of the tenants will be single leasers with one car. Additionally, the tenants will have easy access to the ample retail/restaurants within walking/biking distance of the development. The improvements along Shepherd will contribute to the ease of alternative transportation and minimize the need for parking. Existing properties that are comparable in size and use, with similar parking ratios are proven to service the needs of all the tenants. The 102 parking spaces will provide sufficient parking for the tenants and visitors.

**(South)**

The 94 stalls will provide the adequate parking for the 89 efficiency units of the complex, as most of the tenants will be single leasers with one car. Additionally, the tenants will have easy access to the ample retail/restaurants within walking/biking distance of the development. The improvements along Shepherd will contribute to the ease of alternative transportation and minimize the need for parking. Existing properties that are comparable in size and use, with similar parking ratios are proven to service the needs of all the tenants. The 94 parking spaces will provide sufficient parking for the tenants and visitors.

**(5) The granting of such a variance will not be injurious to the public health, safety or welfare; and**

Granting this variance would allow for additional green space and planting along N. Shepherd Drive, providing a much more appealing corridor to compliment the TIRZ redevelopment.

**(6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.**

N/A

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# OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### STANDARDS FOR VARIANCES

(a) The commission is authorized to consider and grant variances from the provisions of this article by majority vote of those members present and voting, when the commission determines that the first five of the following conditions exist, and if applicable, the sixth condition, exists:

- (1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;
- (2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;
- (3) The intent of this article is preserved;
- (4) The parking provided will be sufficient to serve the use for which it is intended;
- (5) The granting of such a variance will not be injurious to the public health, safety or welfare; and
- (6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

(b) In addition, if the variance involves an off-site parking facility, the commission must determine that a proposed off-site parking facility will be located so that it will adequately serve the use for which it is intended. In making this determination, the following factors, among other things, shall be considered:

- (1) The location of the proposed building and the proposed off-site parking facility.
- (2) Existing and potential parking demand created by other occupancies in the vicinity.
- (3) The characteristics of the occupancy, including employee and customer parking demand, hours of operation, and projected convenience and frequency of use of the off-site parking.
- (4) Adequacy, convenience, and safety of pedestrian access between off-site parking and the occupancy.
- (5) Traffic patterns on adjacent streets, and proposed access to the off-site parking.
- (6) The report and recommendation of the director and the traffic engineer.

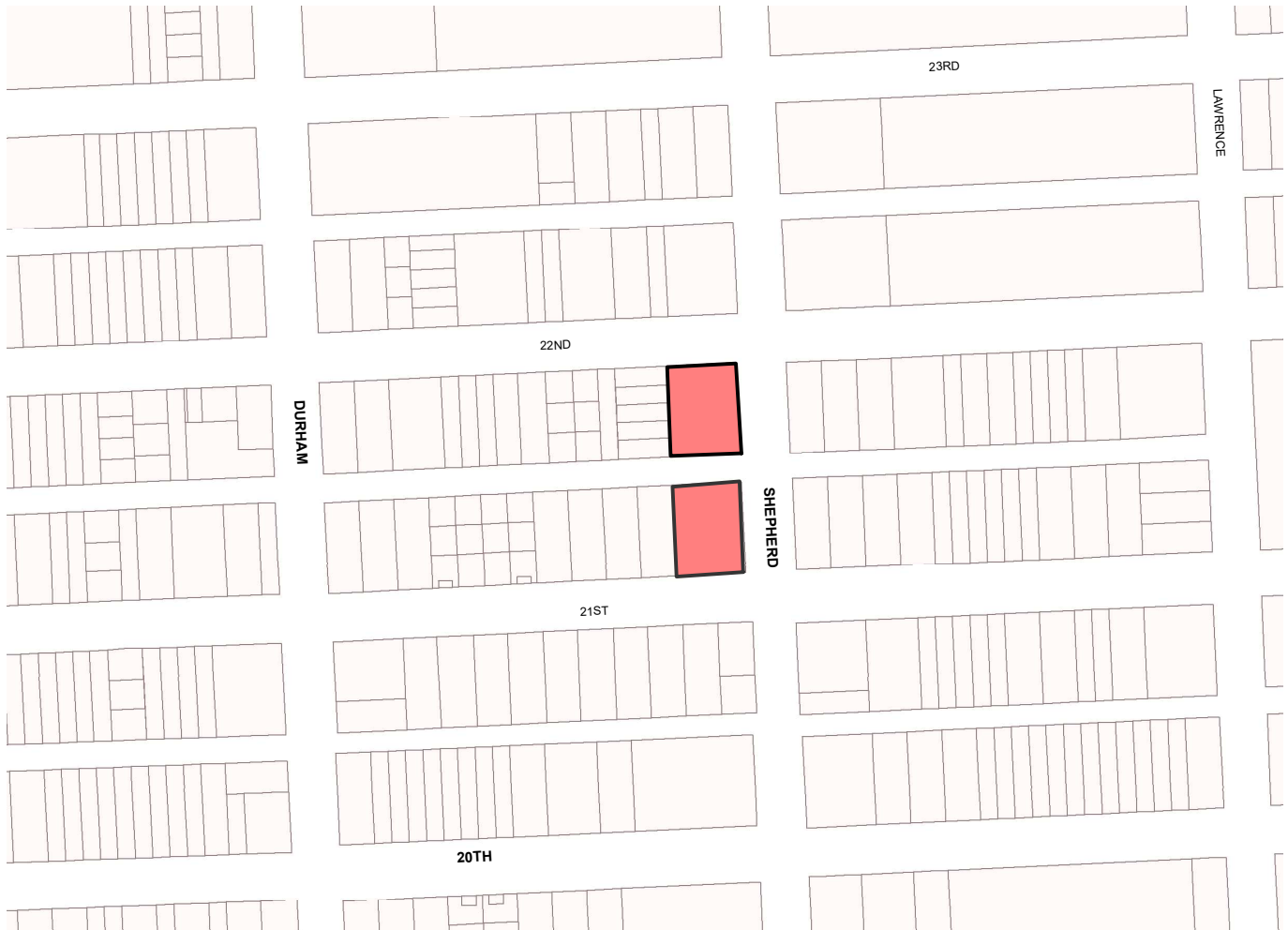
Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall be signed by the secretary of the commission and maintained as a permanent record of the commission.

## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### LOCATION MAP



## OFF-STREET PARKING VARIANCE





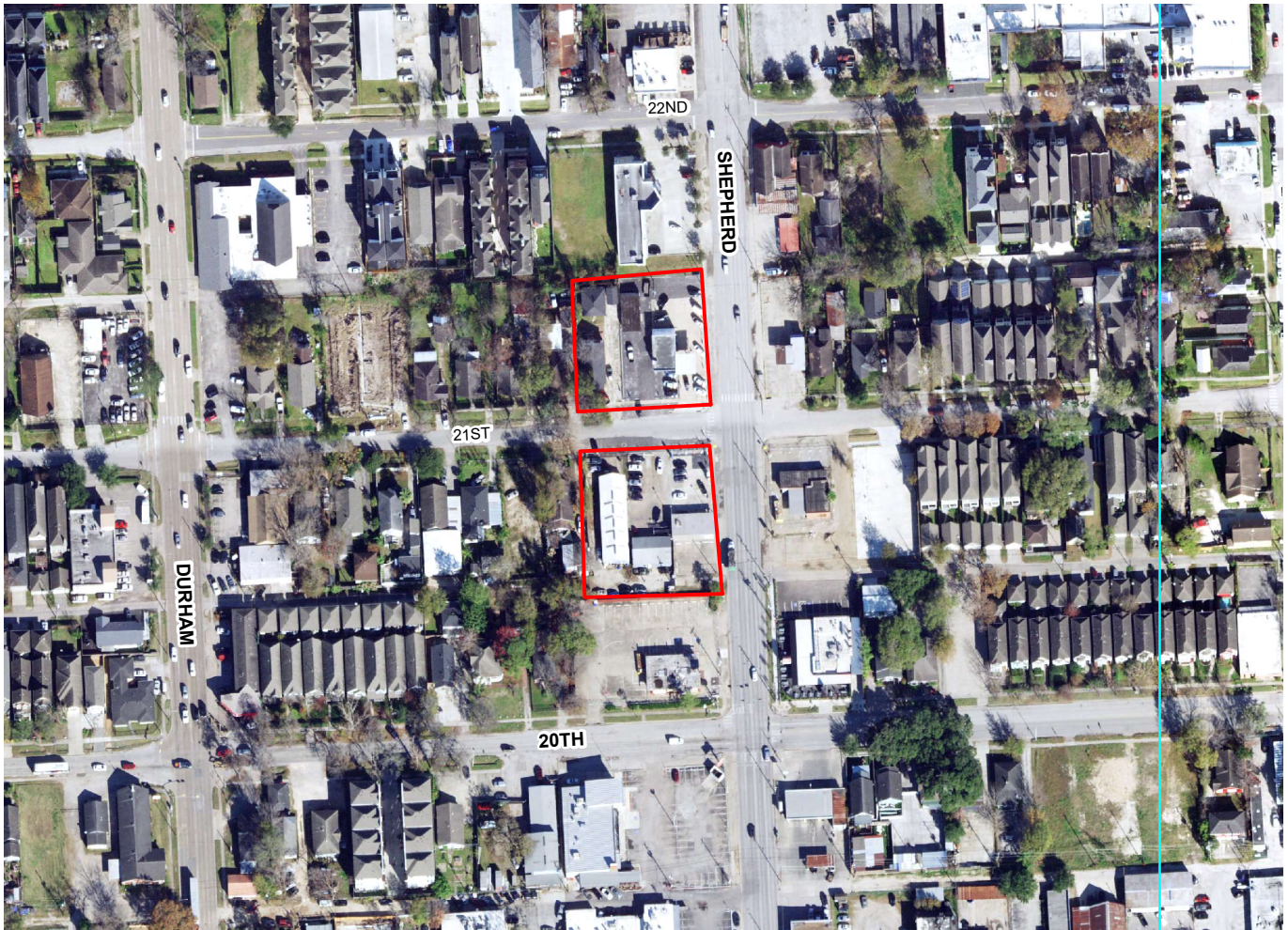
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: III**

Meeting Date: 01/05/2023

## Houston Planning Commission

### AERIAL MAP



## OFF-STREET PARKING VARIANCE









# Houston Planning Commission

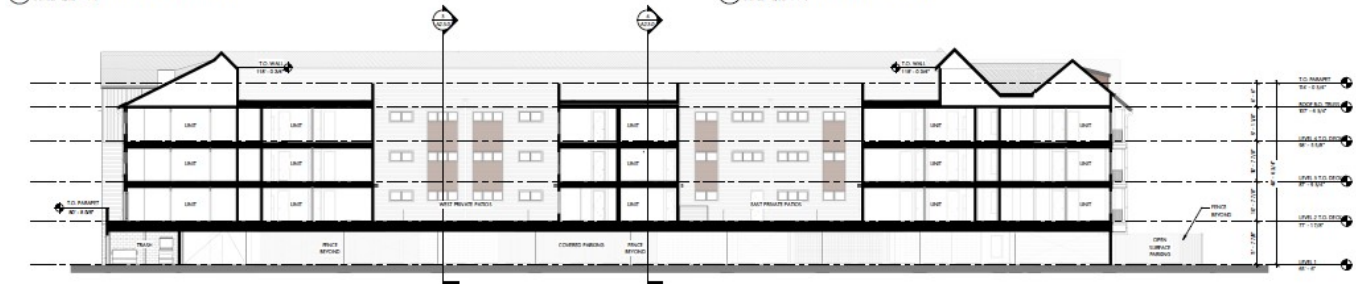
## ELEVATIONS



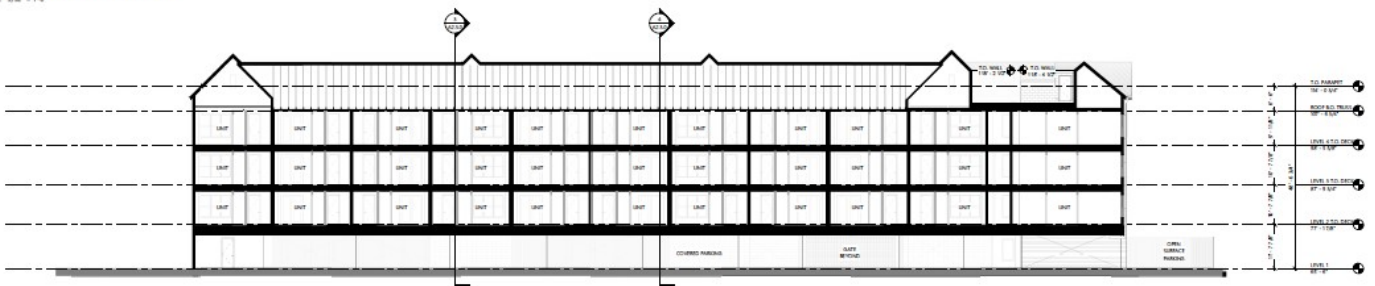
④ OVERALL BUILDING SECTION  
SCALE: 3/32" = 1'-0"



③ OVERALL BUILDING SECTION  
SCALE: 3/32" = 1'-0"



① OVERALL BUILDING SECTION  
SCALE: 3/32" = 1'-0"



# OFF-STREET PARKING VARIANCE



## **AGENDA: IV**

**SMLSB Application No. 15REN:** 1300 block of Edwards Street, south side, between Hickory and Goliad Streets

### **BACKGROUND:**

The Planning and Development Department received an application for the renewal of a Special Minimum Lot Size Block (SMLSB) for the 1300 block of Edwards Street, south side, between Hickory and Goliad Streets. Analysis shows that a minimum lot size of 5,000 sf exists for the blockface. The block has remained essentially the same since the original ordinance (2002-877) was passed by City Council on September 8, 2002. Two protests were filed and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-197. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

### **PROCEDURES:**

Following acceptance of a completed application, the Planning Director notifies all owners of property within the proposed SMLSB renewal. Any property owner who wishes to protest the creation of the minimum lot size block may file a protest within thirty days of the notice letter. The Director can grant administrative approval upon finding that the application complies with all of the following:

- meets all criteria required for Planning Commission approval (listed in next paragraph);
- receives no timely protest filed by a property owner within the proposed SMLSB.

Upon finding that an application meets the above criteria, the Director forwards the request to City Council for consideration of establishing the SMLSB renewal. Should the application not meet one or more criteria, the application must be forwarded to the Planning Commission for public hearing and consideration.

After close of a public hearing the Planning Commission shall consider the following:

- the boundaries of the proposed SMLSB renewal include all properties within at least one blockface;
- at least 60% of the area to be included within the proposed renewal is developed with single-family residential units;
- that the applicant has demonstrated sufficient support for the establishment of the proposed SMLSB;
- that the establishment of the SMLSB will further the goal of preserving the lot size character of the area; and
- that a prevailing lot size shall exist when 75 percent of the lots exclusive of the corner lots have a size that does not vary more than 10 percent from the average of the lots within the proposed special minimum lot size area

Should the Commission find that the application meets these requirements; the Commission must forward the application to City Council for consideration. City Council approval of the SMLSB renewal is enforceable for twenty years from the effective date of the ordinance.

### STAFF ANALYSIS:

The application includes six (6) lots along the 1300 block of Edwards Street, south side, between Hickory and Goliad Streets.

Analysis of the application resulted in the following findings:

- *The boundaries of the proposed SMLSB must include all properties within at least one blockface,*  
The application comprises one blockface, south side of Edwards Street.
- *At least 60% of the lots to be included within the proposed SMLSB renewal must be developed with single-family residential units;*  
Land uses of the properties consist of six (6) of six (6) single-family residential properties (representing 100% of the total lots within the boundary area).
- *The applicant has demonstrated sufficient support for the SMLSB renewal;*  
Evidence of support is not required per the ordinance. All property owners were provided notice stating that a protest of the application must be filed within a thirty (30) day period. Two protests were filed.
- *Renewal of the SMLSB will further the goal of preserving the area lot size character;*  
A minimum lot size of 5,000 sf exists on four (4) lots in the blockface.
- *A prevailing lot size shall exist when 75 percent of the lots exclusive of the corner lots have a size that does not vary more than 10 percent from the average of the lots within the proposed special minimum lot size area*  
One (1) single-family residential lot has a lot size that varies by more than 10 percent from the average of the lots within the proposed special minimum lot size area.

Public notice of the public hearing was transmitted to all property owners on the blockface.

### ATTACHMENTS:

1. Calculation Analysis
2. Map of Support
3. Additional Map(s)
4. Protest Letter(s)
5. Application
6. Boundary Map

SPECIAL MINIMUM LOT SIZE BLOCK RENEWAL			
Application No.	15REN		
Date Received:	9/23/2022	Date Complete:	10/7/2022
Street(s) Name:	Edwards Street	Lot(s)	1300 block of Edwards Street
Cross Streets:	Hickory Street	and	Goliad Street
Side of street:	south	and	
SPECIAL MINIMUM LOT SIZE:			
<u>Address</u>	<u>Land Use</u>	<u>Lot size (in Sq. Feet)</u>	<u>Corner Lot?</u>
13 17 Goliad (LT 9)	SFR	1,915	Y
1307 (LT 11)	SFR	5,000	
1309 (LT 10)	SFR	5,000	
1311 (LT 9)	SFR	5,000	
1315 (N 20 FT of LT 8)	SFR	4,000	
1319 (LT 7)	SFR	5,000	Y

### Single Family Calculation:

Percentage of area developed or restricted to no more than two SFR units per lot (must be greater than 60%):

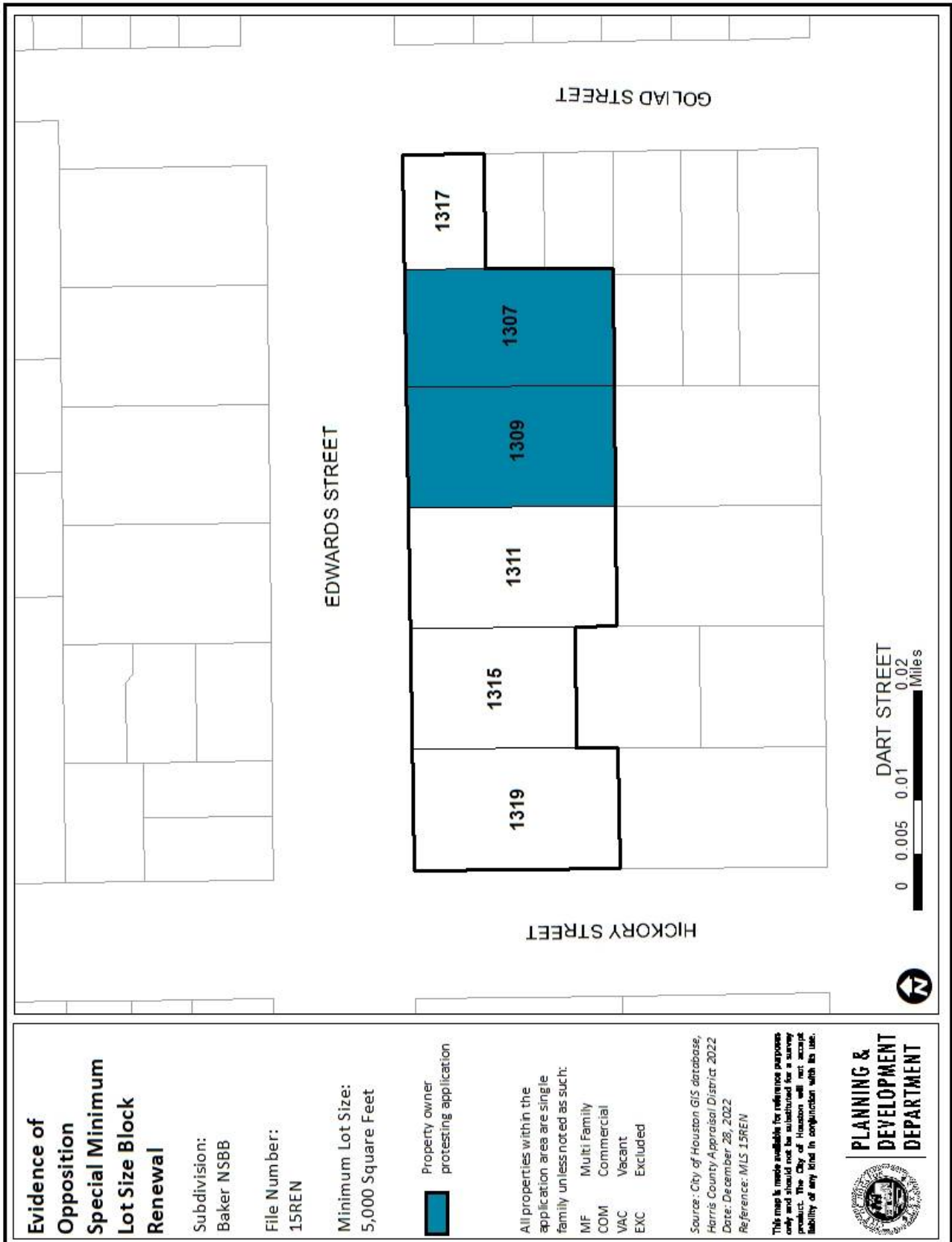
<b>6</b>	# developed or restricted to no more than two SFR Units	Of	Lots in the Proposed Application Area	Square Feet are developed or restricted to no more than two SFR Units =	<b>100%</b>
			<b>6</b>		
<b>0</b>	# of Multifamily lots				
<b>0</b>	# of Commercial lots				
<b>0</b>	# of Vacant Lots				
<b>6</b>	Total				

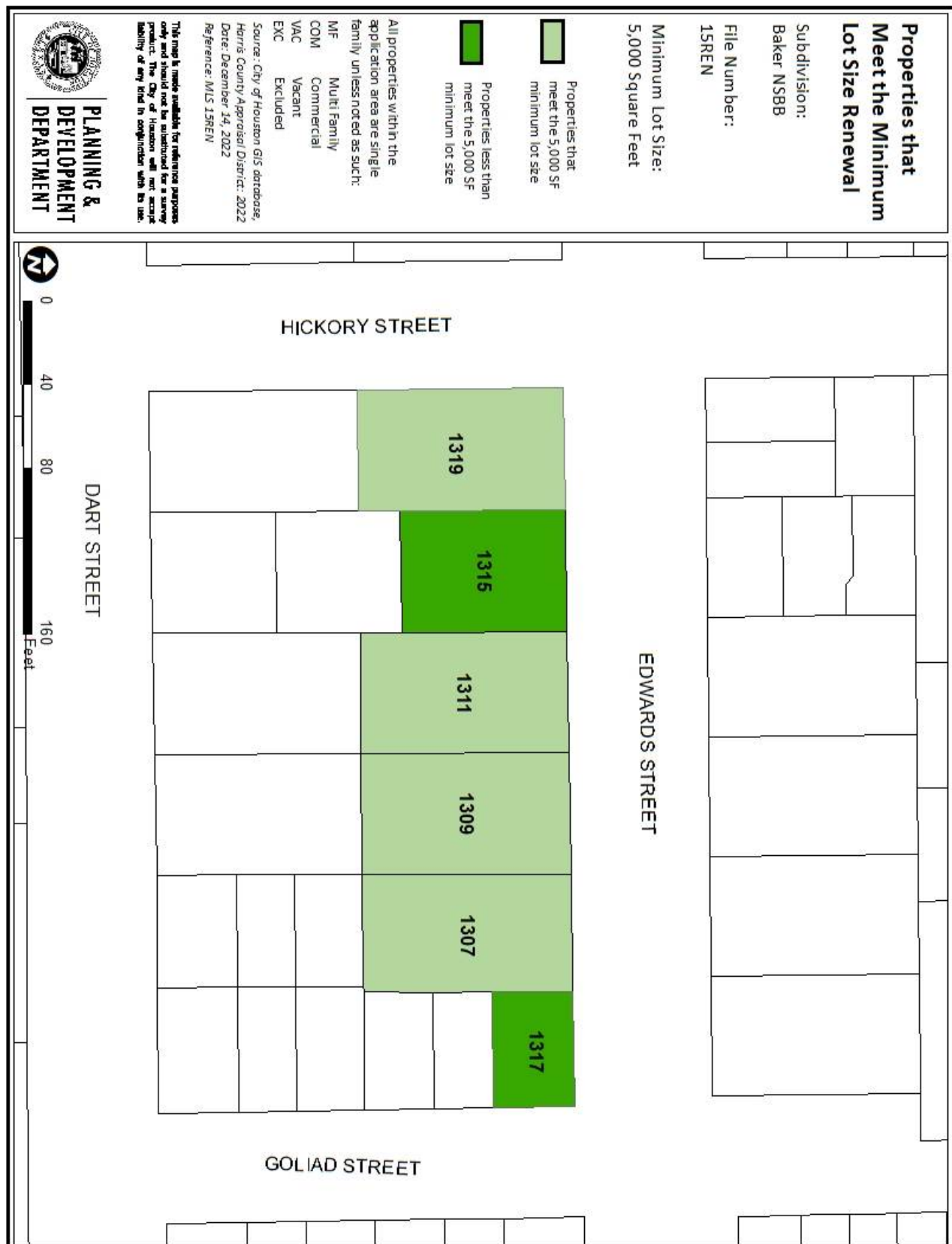
### Prevailing Lot Size Calculation:

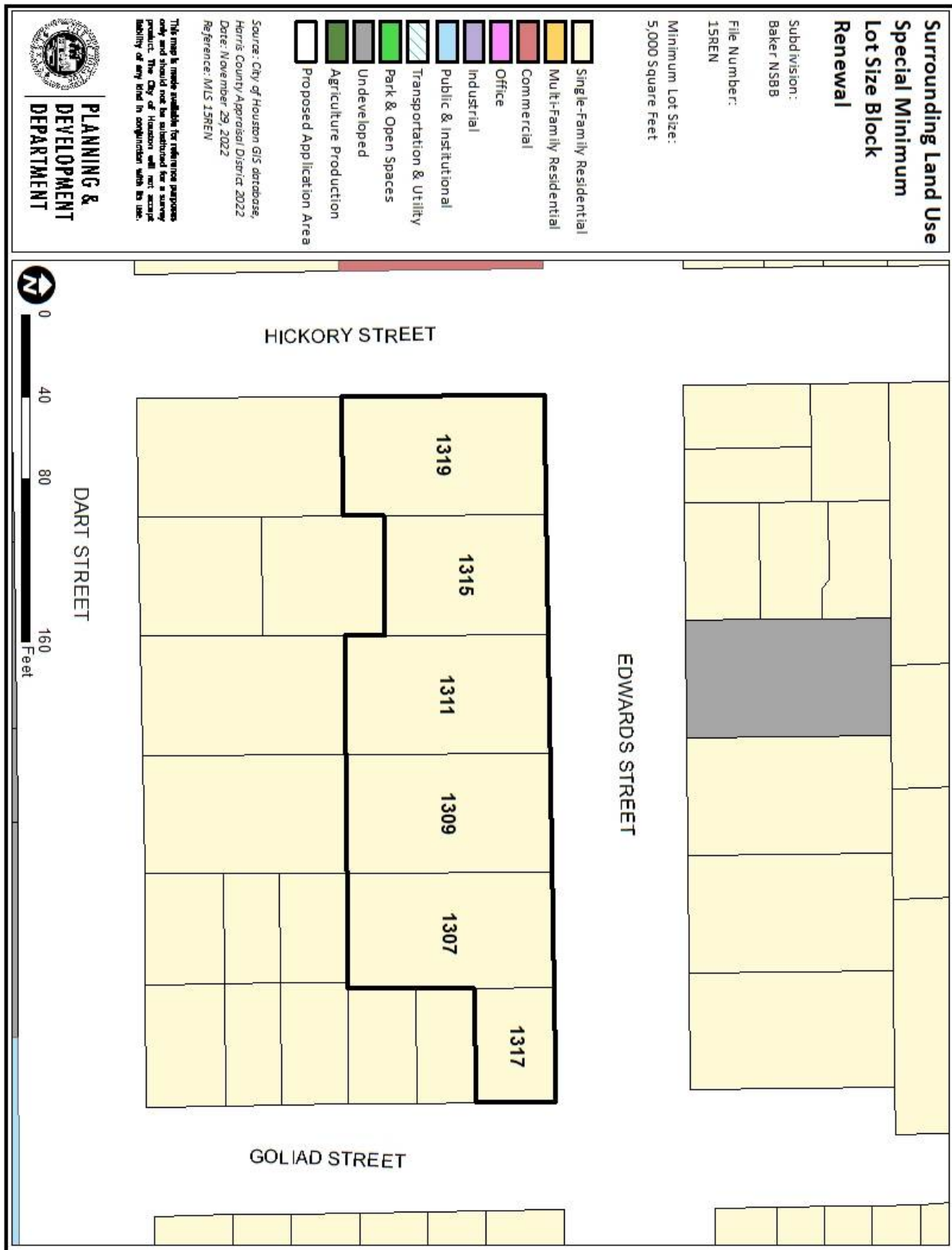
*Excluding Corner Lots*

L.S. in Sq. ft	Falls within parameters	% of all L.S.'s
<b>5000</b>	Y	25.0%
<b>5000</b>	Y	25.0%
<b>5000</b>	Y	25.0%
4000	N	25.0%
Most frequent L.S. is <b>5,000</b> sq. ft		% of all L.S.'s (exclusive of corner lots) no more than 10 percent of <b>5,000</b> sq. ft. is <b>75</b>
This application qualifies for a <b>5,000</b>		square foot Special Minimum Lot Size*
Total sq. ft	<b>19,000</b>	-
Total # lots	<b>4</b>	-
Average Lot Size (ALS)	<b>5,000</b>	square foot
Parameters (75% of lots with less than 10 % variation of size within the MLS)		
<b>5,500</b>	and	<b>4,500</b>
*Staff analyses verified original "Lot Size" calculation		
<b>5,000</b>	square feet	













November 7, 2022

Mr. Abraham Zorilla  
City of Houston – Planning and Development  
P.O. Box 1562  
Houston, Tx 77251-1562

**Subject: PROTEST - Special Minimum Lot Size Block Renewal Application**  
**1300 block of Edwards Street, south side between Hickory and Goliad Streets**

Dear Mr. Zorilla:

Per my email to you dated November 6, 2022 at 10:49 PM (copy attached) and our phone conversation/instructions - I hereby submit my notice to protest the proposed renewal of the Special Minimum Lot Size for the 1300 block of Edwards Street - south side between Hickory and Goliad Streets.

Respectfully it is understood the section of the Code of Ordinances *was created to preserve the lot size character in the existing neighborhoods (note plural "neighborhoods") and not just the South side of 1300 block of Edwards Street.*

At the time the initial deed restriction was implemented (September 2002) - **"the character of the existing neighborhoods"** may have been minimum lots size of 5000 square feet.

However, a review of the **"existing neighborhoods"** in both **the immediate and entire area** indicate a mix of various size lots and not necessarily a minimum of 5000 square feet.

Renewal of the deed restriction (for what appears to be 50 years) **will be a hindrance, not progressive and provide inflexibility to future considerations for both property owners and also the City of Houston Planning and Development Commission.**

Please keep me informed of the date and time the hearing will be scheduled before the Houston Planning Commission.

Thank you in advance.

Sincerely,



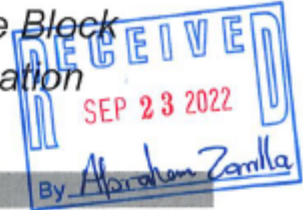
Gilbert Chavez  
1309 Edwards St  
Houston, Tx 77007

Mobile [REDACTED]



PLANNING &  
DEVELOPMENT  
DEPARTMENT

### Special Minimum Lot Size Block (SMLSB) Renewal Application



#### Main Applicant Information (required)

Full Name: Gregory Nassar Date: 9/14/22

Address: 1319 Edwards St  
Street Address Apartment/Unit #  
Houston TX 77007  
City State ZIP Code

Phone: [REDACTED] Email: [REDACTED]

Are you a property owner within the application boundary? YES ☒ NO ☐ If no, what is your relation to the application boundary? \_\_\_\_\_

Did you have a preliminary meeting with the Planning and Development Department? YES ☒ NO ☐ If yes, what was the date of the meeting? \_\_\_\_\_

Does the application boundary have deed restrictions? YES ☐ NO ☒ If yes, do they address a Minimum Lot Size? \_\_\_\_\_

Describe the location of the application boundary. (Example: "North side of Golden Retriever Drive between Boxer and Schnauzer Streets" or "Block 15, Lots 1-5, in Cocker Spaniel Subdivision")

1300 Block of Edwards, South Side, Between Goliad St and Hickory St. Subdivision: W.R. BAKER Addition, NSBB

Signature of applicant: [Signature]

#### Alternate Applicant Information (optional)

Full Name: \_\_\_\_\_ Date: \_\_\_\_\_

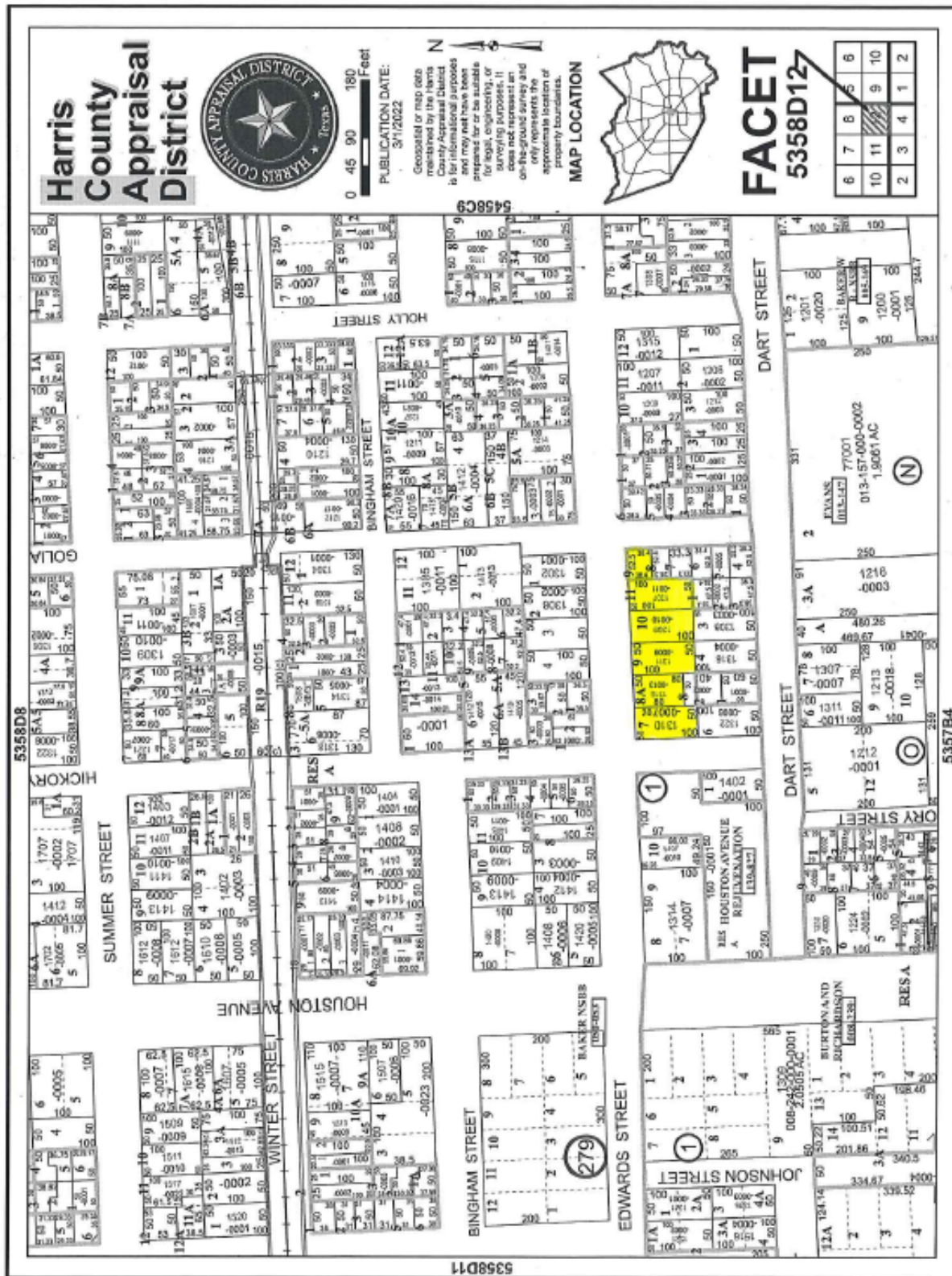
Address: \_\_\_\_\_  
Street Address Apartment/Unit #  
\_\_\_\_\_  
City State ZIP Code

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Signature of alternate applicant: \_\_\_\_\_

#### Application Information (STAFF USE ONLY)

File Number: 15 Super Neighborhood: 22  
File Number renewed: 15REN Planner Assigned: Abraham Zorrilla  
City Council District: H



## **AGENDA: V**

**SMLSB Application No. 823:** 5300 block of Calhoun Road, west side, between Riverside Tree Park Lane and North Roseneath Drive

### **BACKGROUND:**

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Block (SMLSB) for 5300 block of Calhoun Road, north sides, between Riverside Tree Park Lane and North Roseneath Drive. Analysis shows that a minimum lot size of 34,303 s.f. exists for the blockface. A petition was signed by the owners of 99% of the property within the proposed Special Minimum Lot Size Block. Two protests were filed and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-197. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

### **PROCEDURES:**

Following acceptance of a completed application, the Planning Director notifies all owners of property within the proposed SMLSB. Any property owner who wishes to protest the creation of the minimum lot size block may file a protest within thirty days of the notice letter. The Director can grant administrative approval upon finding that the application complies with all of the following:

- meets all criteria required for Planning Commission approval (listed in next paragraph);
- shows evidence of support from owners of at least 51% of the property within the proposed SMLSB; and
- receives no timely protest filed by a property owner within the proposed SMLSB.

Upon finding that an application meets the above criteria, the Director forwards the request to City Council for consideration of establishing the SMLSB. Should the application not meet one or more criteria, the application must be forwarded to the Planning Commission for public hearing and consideration.

After close of a public hearing the Planning Commission shall consider the following:

- the boundaries of the proposed SMLSB shall include all properties within at least one blockface, and no more than two opposing blockfaces;
- at least 60% of the area to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, is developed with or are restricted to not more than two single-family units per lot;
- that the applicant has demonstrated sufficient support for the establishment of the proposed SMLSB;
- that the establishment of the SMLSB will further the goal of preserving the lot size character of the area; and
- that the proposed SMLSB has a lot size character that can be preserved by the establishment of a minimum lot size, taking into account the age of the neighborhood, the age of structures in the neighborhood, existing evidence of a common plan and scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.



Should the Commission find that the application meets these requirements; the Commission must forward the application to City Council for consideration. City Council approval of the SMLSB is enforceable for forty years from the effective date of the ordinance.

### STAFF ANALYSIS:

The application includes seven (7) lots along the 5300 block of Calhoun Road, west side, between Riverside Tree Park Lane and North Roseneath Drive.

Analysis of the application resulted in the following findings:

- The boundaries of the proposed SMLSB must include all properties within at least one blockface, and no more than two opposing blockfaces;*  
The application comprises one blockface, the west side of Calhoun Road.
- At least 60% of the lots to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, must be developed with, or restricted to, not more than two single-family units per lot; For any lot or tract that was not vacant and was in use for other than single family residential purposes, the subdivision plat, development plat, or building permit may provide for any use permitted by law or, if applicable, deed restrictions.*  
Land uses of the properties consist of five (5) single-family residential properties (representing 71% of the total lots within the boundary area).
- The applicant has demonstrated sufficient support for the SMLSB;*  
The applicant obtained five (5) of seven (7) signatures of support from property owners in the proposed SMLSB (owning 99% of the total area). There were two protests.
- Establishment of the SMLSB will further the goal of preserving the area lot size character;*  
A minimum lot size of 34,303 sf exists on four (4) lots in the blockface.
- The proposed SMLSB has a lot size character that can be preserved by the establishment of a special minimum lot size, taking into account the age of the neighborhood, the age and architectural features of structures in the neighborhood, existing evidence of a common plan or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.*  
The subdivision was platted in 1906. The houses originate from the 1920s. The establishment of a 34,303 s.f. minimum lot size will preserve the lot size character of the area.
- The minimum lot size for this application was determined by finding the current lot size that represents a minimum standard for 70% of the application area.*  
Four (4) out of seven (7) lots (representing 84% of the application area) are at least 34,303. square feet in size.

Public notice of the public hearing was transmitted to all property owners on the blockface.

### ATTACHMENTS:

1. Calculation Analysis
2. Map of Support
3. Additional Map(s)
4. Protest Letter(s)
5. Application

### 6. Boundary Map

#### SPECIAL MINIMUM LOT SIZE/BUILDING LINE BLOCK

Application No. **823/262**

Date Received: **8/15/2022**

Date Complete: **9/12/2022**

Street(s) Name: **Calhoun Road**

**5300 Block Calhoun Road**

Lot(s)

Cross Streets: **Riverside Tree Park Lane** and

**N Roseneath Drive**

Side of street: **West**

#### PROPERTY DATA:

<u>Address</u>	<u>Land Use</u>	<u>Signed in Support</u>	<u>Lot size (in Sq Feet)</u>	<u>Building Line (in Feet)</u>
RES BLK 2	VAC		200	0
0 (LT 1 BLK 2)	VAC		2,152	25
5324 (TR 21)	SFR	Y	34,303	110
5320 (TR 20C)	SFR	Y	41,456	102
5318 (TR 20D)	SFR	Y	41,456	102
5314 (LT 8 & TR 6A)	SFR	Y	41,400	115
4626 N Roseneath (LT 7)	SFR	Y	27,832	67

### Evidence of Support (must be 51% or more by area for Director administrative approval):

Of **188,799** Square Feet in the Proposed Application Area **186,447** Square Feet are Owned by Property Owners Signing in Support of the Petition = **99%**

### Single Family Calculation:

#### Percentage of lots developed or restricted to no more than two SFR units per lot (must be greater than 60%):

<b>5</b>	# developed or restricted to no more than two SFR Units	Of	Total number of SFR lots in the Proposed Application Area	Total number of lots in the Proposed Application Area	<b>71%</b>
<b>0</b>	# of Multifamily lots	<b>5</b>	<b>7</b>		
<b>0</b>	# of Commercial lots				
<b>2</b>	# of Vacant Lots				
<b>7</b>	Total				

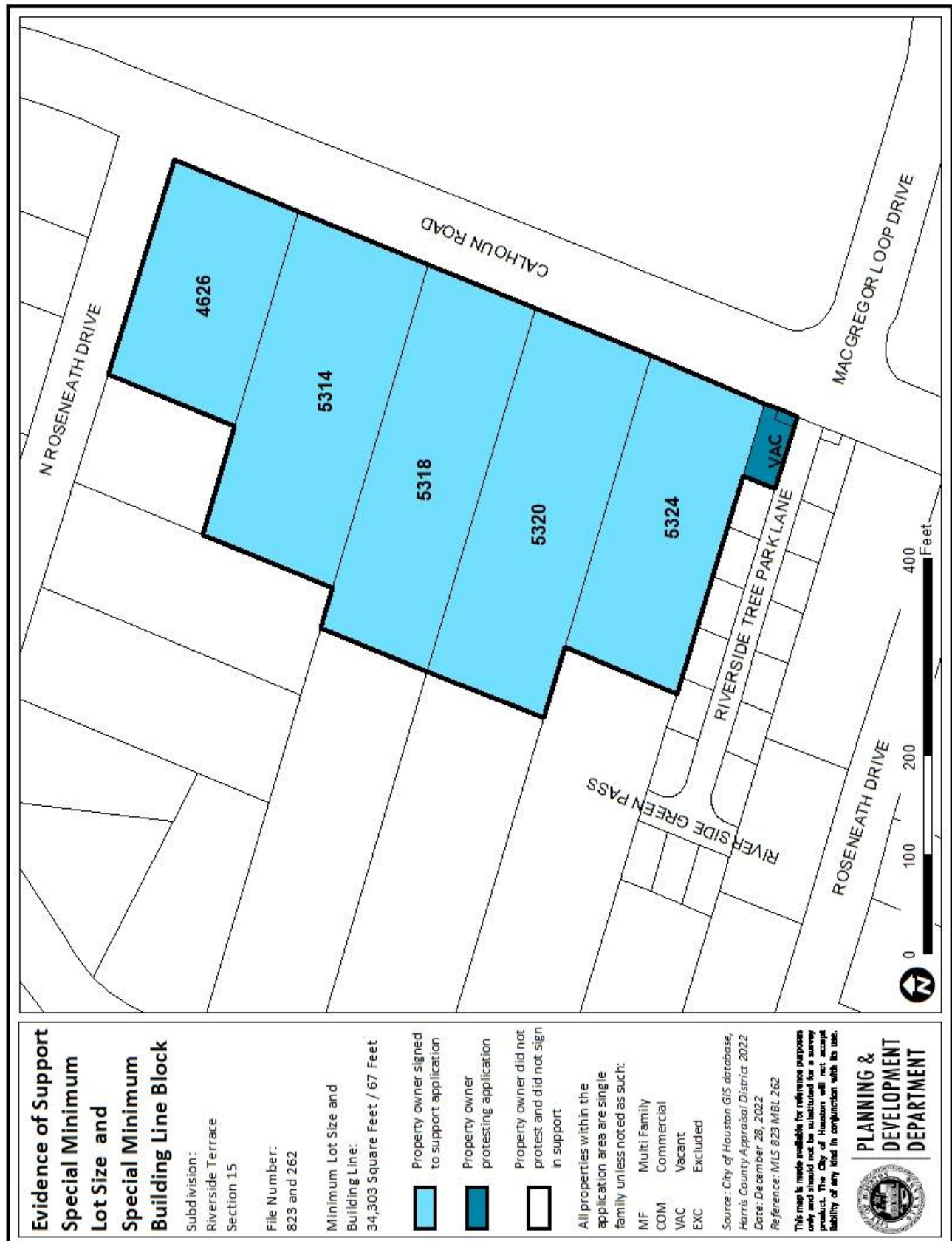
### Minimum Lot Size Calculations:

Total # of lots **7** = Total sq. ft. **188,799** / # of lots = **26,971** average sq. ft. median sq. ft. **34,303**

**70 %**

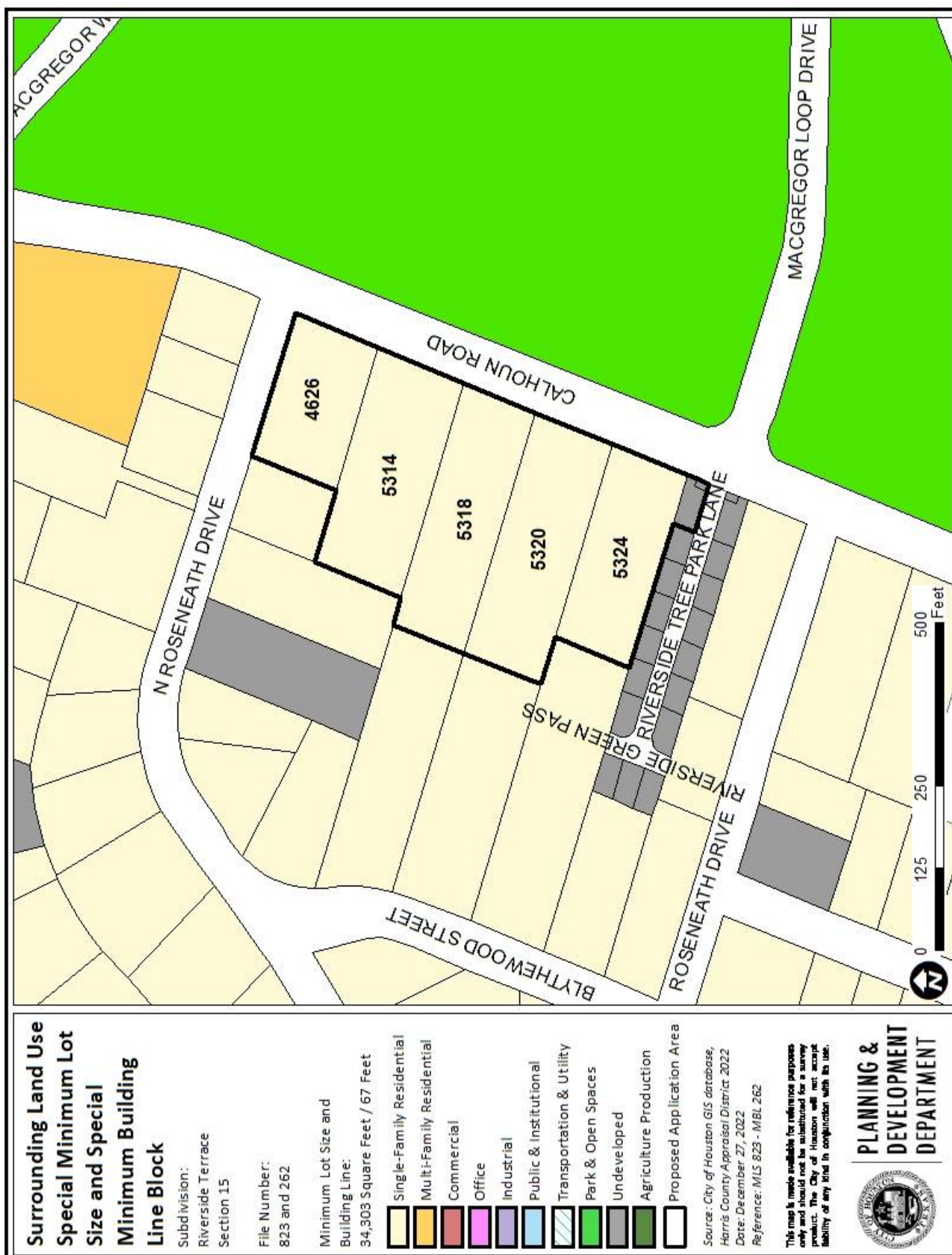
Lots ranked by size	Size	% by Area	Cumulative % by Area
1	41,456	22.0%	22.0%
2	41,456	22.0%	43.9%
3	41,400	21.9%	65.8%
4	<b>34,303</b>	18.2%	<b>84.0%</b>
5	27,832	14.7%	98.8%
6	2,152	1.1%	99.9%
7	200	0.1%	100.0%
Total	188,799	100.0%	

This application qualifies for **34,303** Square Feet Special Minimum Lot Size

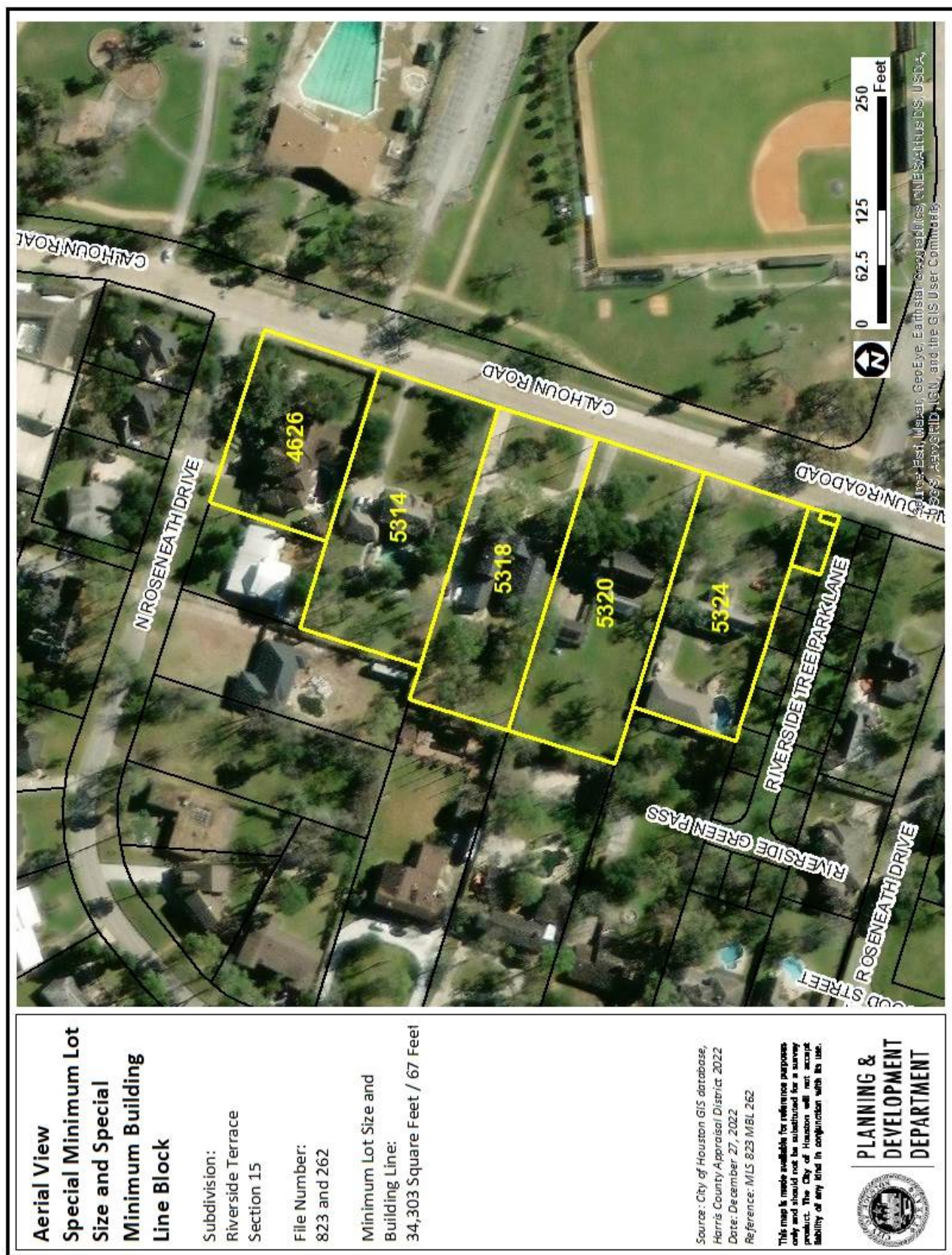












### Zorrilla, Abraham - PD

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**From:** 5326 Calhoun [REDACTED]  
**Sent:** Monday, October 24, 2022 4:22 PM  
**To:** Zorrilla, Abraham - PD  
**Cc:** Sesha Kalapatapu  
**Subject:** Minimum lot size

[This message came from outside the City of Houston email system. Please be careful while clicking links, opening attachments, or replying to this email.]

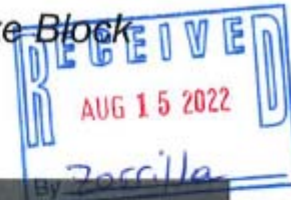
This is an email to oppose min lot and set back application on grounds that it effects the TOD characteristic of the street.  
5326 Calhoun road





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

### Special Minimum Lot Size Block (SMLS) Application



#### Main Applicant Information (required)

Full Name: James M. Douglas Date: 8/15/22

Address: 5318 Calhoun Rd  
Street Address Apartment/Unit #  
Houston TX 77021  
City State ZIP Code

Phone: [Redacted] Email: [Redacted]

Are you a property owner within the application boundary? YES ☒ NO ☐ If no, what is your relation to the application boundary? \_\_\_\_\_

Did you have a preliminary meeting with the Planning and Development Department? YES ☐ NO ☒ If yes, what was the date of the meeting? \_\_\_\_\_

Does the application boundary have deed restrictions? YES ☒ NO ☐ If yes, do they address a Minimum Lot Size? \_\_\_\_\_

Describe the location of the application boundary. (Example: "North side of Golden Retriever Drive between Boxer and Schnauzer Streets" or "Block 15, Lots 1-5, in Cocker Spaniel Subdivision")

5300 Block of Calhoun Road, west side

Signature of applicant: James M. Douglas

#### Alternate Applicant Information (optional)

Full Name: Kenny Johnson Date: 8/15/22

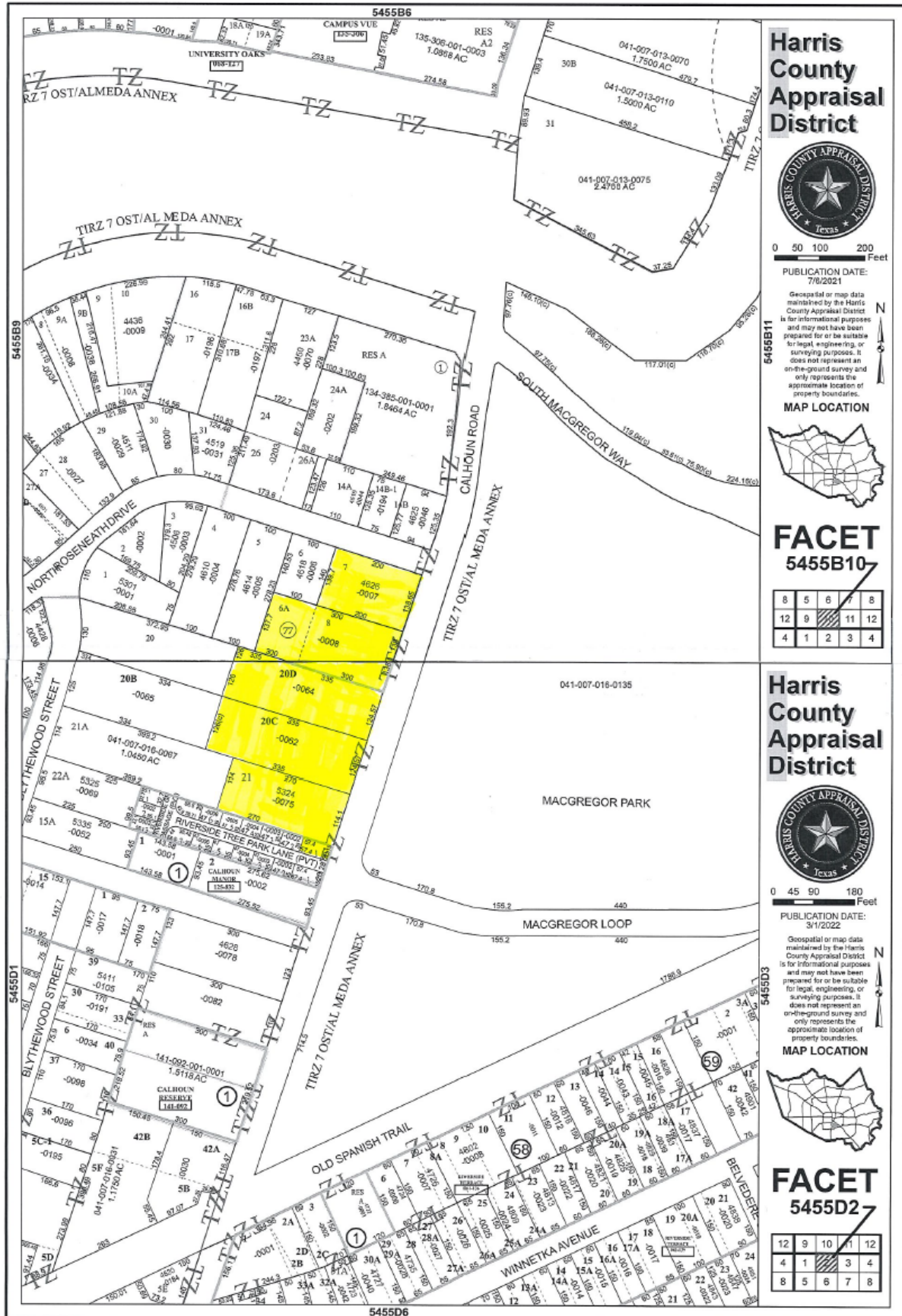
Address: 5335 Blythewood St  
Street Address Apartment/Unit #  
Houston Tx 77021  
City State ZIP Code

Phone: [Redacted] Email: [Redacted]

Signature of alternate applicant: [Signature]

#### Application Information (STAFF USE ONLY)

File Number: 823 Super Neighborhood: MacGregor  
City Council District: D Planner Assigned: Abraham Zorrilla



### AGENDA: VI

**SMBLB Application No. 262:** 5300 block of Calhoun Road, west side, between Riverside Tree Park Lane and North Roseneath Drive

#### BACKGROUND:

The Planning and Development Department received an application for the establishment of a Special Minimum Building Line Block (SMBLB) for the 5300 block of Calhoun Road, west side, between Riverside Tree Park Lane and North Roseneath Drive. Analysis shows that a minimum building line of 67 feet exists for the blockfaces. A petition was signed by owners of 99% of the property within the proposed Special Minimum Building Line Block. Two protests were filed and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-170. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

#### PROCEDURES:

Once an application is determined to be complete, the Planning Director notifies all owners of property within the proposed SMBLB. Any property owner who wishes to protest the creation of the requirement area may file a protest within thirty days of the notice letter. The Director can grant administrative approval upon finding that the application complies with all of the following:

- meets all criteria required for Planning Commission approval (listed in next paragraph);
- shows evidence of support from at least 51% of the owners of lots within the proposed SMBLB; and
- receives no timely protest filed by a property owner within the proposed SMBLB.

Upon finding that an application meets the above criteria, the Director forwards the request to City Council for consideration of establishing the SMBLB.

Should the application not meet one or more of the above criteria, the application must be forwarded to the Planning Commission for public hearing and consideration. After close of the public hearing, the Planning Commission shall consider the following:

- that the boundaries of the proposed SMBLB include all properties within at least one blockface and no more than two opposing blockfaces;
- that more than 60% of the area to be included in the SMBLB, exclusive of land used for a park, library, place of religious assembly, or school, is developed with single-family residential units;
- that the applicant demonstrated sufficient support for the SMBLB;
- that the establishment of the SMBLB will further the goal of preserving the building line character of the area; and
- that the proposed SMBLB has a building line character that can be preserved by the establishment of a minimum building line, taking into account the age of the neighborhood, age and architectural features of the structures, existing evidence of a common plan and scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.

Should the Commission find that the application meets these requirements, the Commission must forward the application to City Council for consideration. City Council approval of the SMBLB is enforceable for forty years from the effective date of the ordinance.

### **STAFF ANALYSIS:**

The application includes seven (7) lots along the 5300 block of Calhoun Road, west side, between Riverside Tree Park Lane and North Roseneath Drive.

Analysis of the application resulted in the following findings:

- *The boundaries of the proposed SMBLB include all properties within at least one blockface and no more than two opposing blockfaces;*  
The application comprises one blockface, the west side of Calhoun Road.
- *More than 60% of the area in the SMBLB, exclusive of land used for a park, library, place of religious assembly, or school, must be developed with single-family residential units;*  
Land uses of the properties consist of five (5) single-family residential properties (representing 71% of the total lots within the boundary area).
- *The applicant has demonstrated sufficient support for the SMBLB;*  
The applicant obtained five (5) of seven (7) signatures of support from property owners in the proposed SMLSB (owning 99% of the total area). There were two protests.
- *Establishment of the SMBLB will further the goal of preserving the building line character of the area;*  
A minimum building line of 67 feet exists on five (5) of seven (7) lots in the blockface.
- *The proposed SMBLB has a building line character that can be preserved by the establishment of a minimum building line, taking into account the age of the neighborhood, the age and architectural features of structures in the neighborhood, existing evidence of a common plan or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area;*  
The subdivision was platted in 1906. The houses originate from the 1920s. The establishment of a 67-foot minimum building line will help preserve the building line character of the area.
- *The minimum building line for this application was determined by finding the constructed building line that represents a minimum standard for at least 70% of the structures in the proposed SMBLB;*  
A building line of 67 feet or greater exists for five (5) of the seven (7) structures in the proposed area, which represents 71% of the structures in the area.

Public notice of the public hearing was transmitted to all property owners on the block.

### **ATTACHMENTS:**

1. Staff Analysis Summary Pages
2. Map of Proposed Special Minimum Building Line Block
3. Map of Support
4. Protest Letter(s)
5. Application
6. Location Map



### SPECIAL MINIMUM LOT SIZE/BUILDING LINE BLOCK

Application No. **823/262**

Date Received: **8/15/2022**

Date Complete: **9/12/2022**

Street(s) Name: **Calhoun Road**

**5300 Block Calhoun Road**

Lot(s)

Cross Streets: **Riverside Tree Park Lane** and

**N Roseneath Drive**

Side of street: **West**

### PROPERTY DATA:

<u>Address</u>	<u>Land Use</u>	<u>Signed in Support</u>	<u>Lot size (in Sq Feet)</u>	<u>Building Line (in Feet)</u>
RES BLK 2	VAC		200	1
0 (LT 1 BLK 2)	VAC		2,152	25
5324 (TR 21)	SFR	Y	34,303	110
5320 (TR 20C)	SFR	Y	41,456	102
5318 (TR 20D)	SFR	Y	41,456	102
5314 (LT 8 & TR 6A)	SFR	Y	41,400	115
4626 N Roseneath (LT 7)	SFR	Y	27,832	67

**Evidence of Support** (must be 51% or more by area for Director administrative approval):

Of **188,799** Square Feet in the Proposed Application Area **186,447** Square Feet are Owned by Property Owners Signing in Support of the Petition = **99%**

### Single Family Calculation:

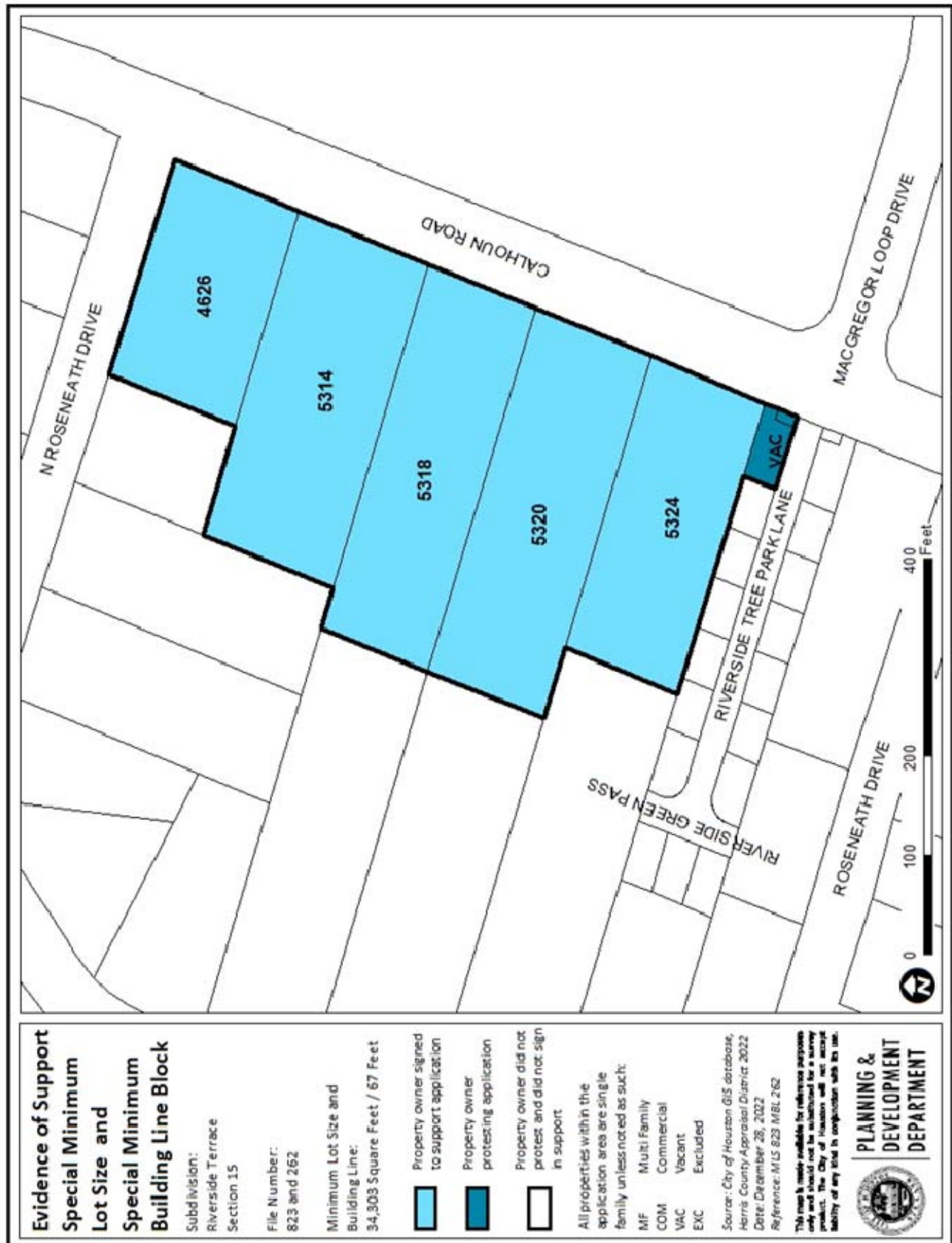
**Percentage of lots developed or restricted to no more than two SFR units per lot** (must be greater than 60%)

<b>5</b>	# developed or restricted to no more than two SFR Units	Of	Total number of SFR lots in the Proposed Application Area	Total number of lots in the Proposed Application Area	<b>71%</b>
<b>5</b>					
<b>0</b>	# of Multifamily lots				
<b>0</b>	# of Commercial lots				
<b>2</b>	# of Vacant Lots				
<b>7</b>	Total				

### Minimum Building Line Calculations:

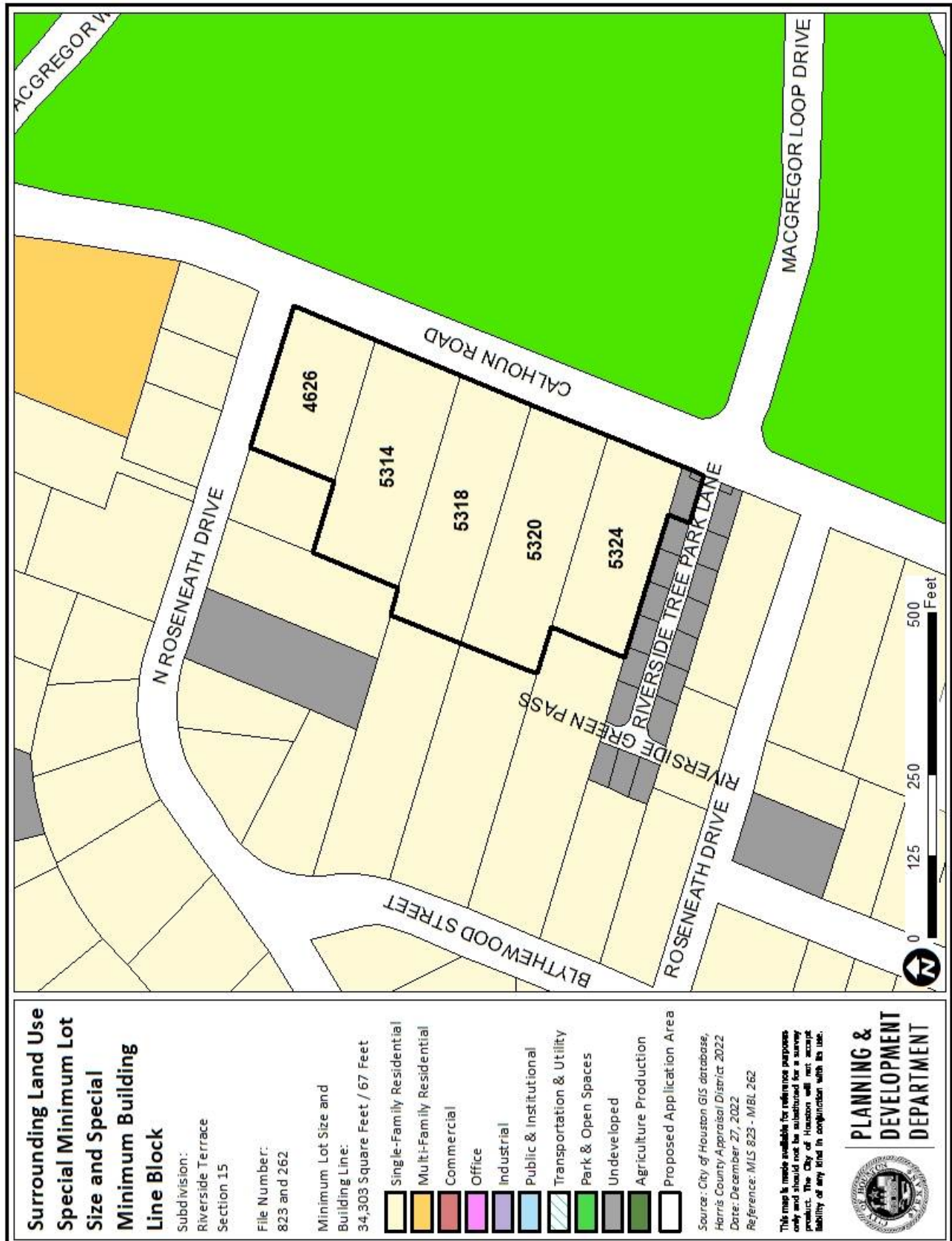
		<b>70 %</b>	
Building Line Rank	B.L. in feet	% of all B.L.'s	Cumulative %
1	115	14.3%	14.3%
2	110	14.3%	28.6%
3	102	14.3%	42.9%
4	102	14.3%	57.1%
5	<b>67</b>	14.3%	<b>71.4%</b>
6	25	14.3%	85.7%
7	0	14.3%	100.0%
Total	522	100.0%	

This application qualifies for a **67** Foot Special Minimum Building Line

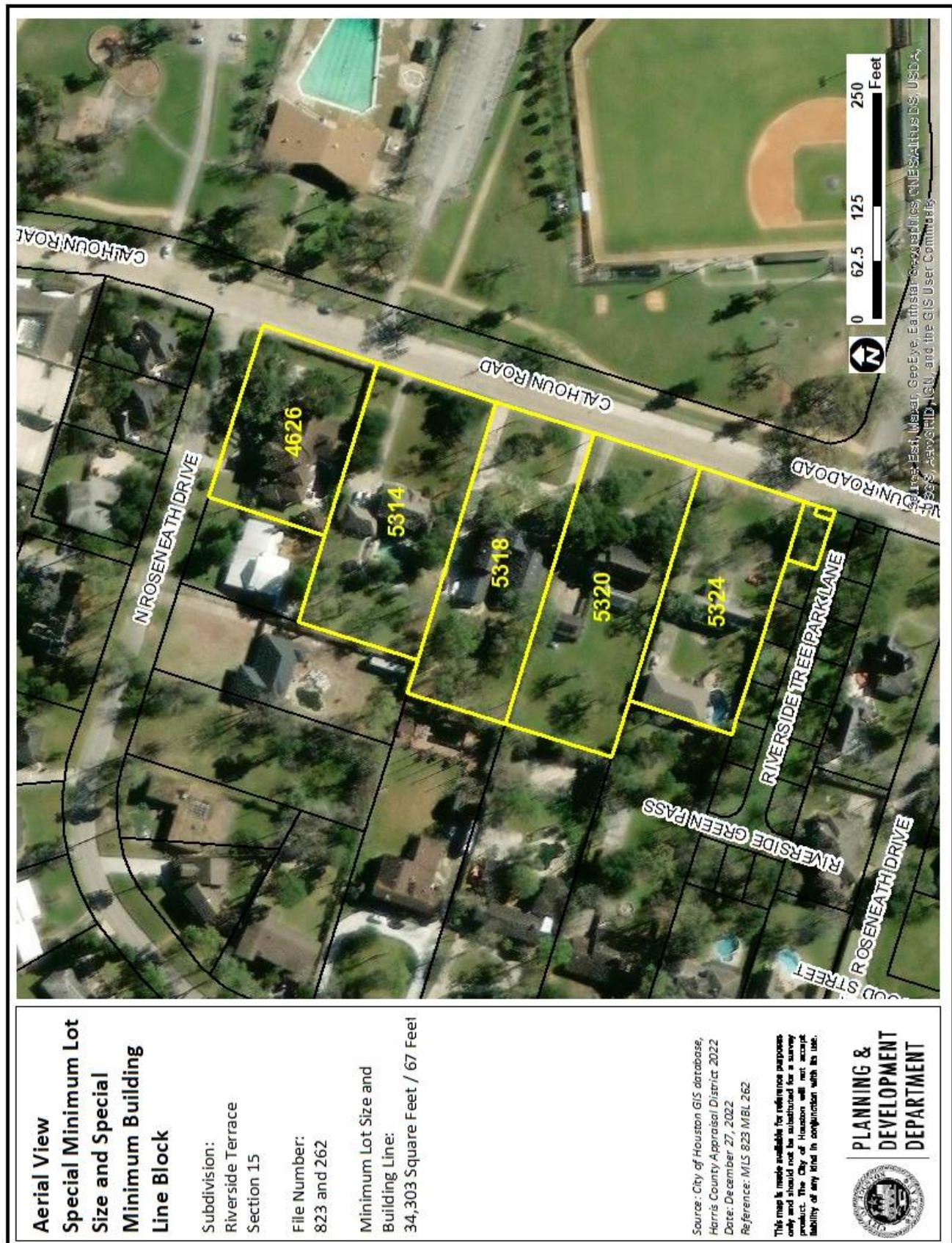












### Zorrilla, Abraham - PD

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**From:** 5326 Calhoun <[REDACTED]>  
**Sent:** Monday, October 24, 2022 4:22 PM  
**To:** Zorrilla, Abraham - PD  
**Cc:** Sesha Kalapatapu  
**Subject:** Minimum lot size

[This message came from outside the City of Houston email system. Please be careful while clicking links, opening attachments, or replying to this email.]

This is an email to oppose min lot and set back application on grounds that it effects the TOD characteristic of the street.  
5326 Calhoun road



PLANNING &  
DEVELOPMENT  
DEPARTMENT

### Special Minimum Building **Line** Block (SMBLB) Application

#### Main Applicant Information (required)

Full Name: TERRELL JEAN Date: 8/18/2022

Address: 5328 CALHOUN RD.  
Street Address  
HOUSTON  
City Tx 77021  
State ZIP Code

Phone: [REDACTED] Email: [REDACTED]

Are you a property owner within the application boundary? ☒ YES ☐ NO If no, what is your relation to the application boundary? \_\_\_\_\_

Did you have a preliminary meeting with the Planning and Development Department? ☐ YES ☒ NO If yes, what was the date of the meeting? \_\_\_\_\_

Does the application boundary have deed restrictions? ☒ YES ☐ NO If yes, do they address a Minimum Lot Size? \_\_\_\_\_

Describe the location of the application boundary. (Example: "North side of Golden Retriever Drive between Boxer and Schnauzer Streets" or "Block 15, Lots 1-5, in Cocker Spaniel Subdivision")

Signature of applicant: [Signature]

#### Alternate Applicant Information (optional)

Full Name: Kenny Johnson Date: 8/18/22

Address: 5335 Blythewood St  
Street Address  
HOUSTON  
City Tx 77021  
State ZIP Code

Phone: [REDACTED] Email: [REDACTED]

Signature of alternate applicant: \_\_\_\_\_

#### Application Information (STAFF USE ONLY)

File Number: \_\_\_\_\_ Super Neighborhood: \_\_\_\_\_  
City Council District: \_\_\_\_\_ Planner Assigned: \_\_\_\_\_



